

# \$35 - 2200, 40 Christie Park View Sw, Calgary

MLS® #A2141517

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Christie Park, Calgary, Alberta

High Visibility !!! High Traffic Count !!! Rare opportunity to operate a business in a brand new building surrounded by residential with exceptional demographics. Christie Crossing is a newly built commercial retail development situated on the corner of 17th Avenue SW and Christie Park Gate SW. With nearby access to Sarccee Trail SW and Sirocco C-Train Station, this pedestrian-friendly site offers high visibility and traffic counts. Current space is +/- 1434 sf on the 2nd floor. Building has elevator and stairs. Few uses are restricted as we cannot interfere with other reserved uses in complex. Ample shared parking space. It is a great office space with great exposure on the 17th Ave with spectacular view and patio.

Floor: Second Floor

Area: 1,434 sq ft

Rent: Mid 30â€™s

Op Cost: \$13 Approx.

Built in 2022

## Essential Information

MLS® #	A2141517
Price	\$35
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	2200, 40 Christie Park View Sw
Subdivision	Christie Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E7

## Additional Information

Date Listed	June 14th, 2024
Days on Market	402

## Listing Details

Listing Office	Highline Real Estate Inc.
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