

# \$28 - 330, 335 & 340, 10960 42 Street Ne, Calgary

MLS® #A2252881

## \$28

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

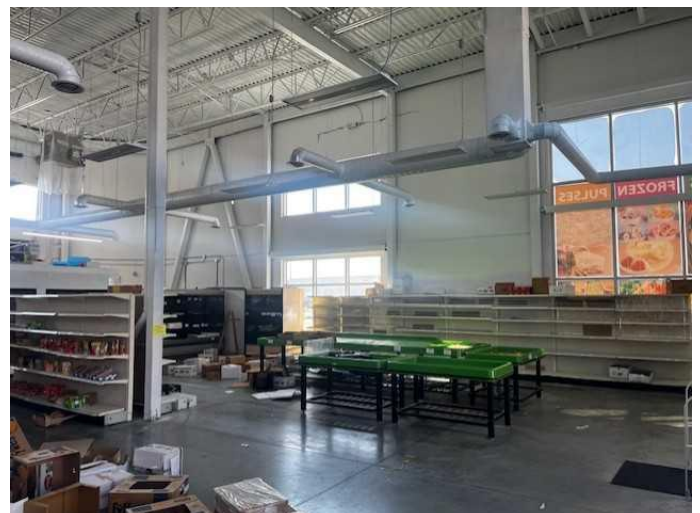
Stoney 3, Calgary, Alberta

(\$28 per sq/ft plus operating cost) Landlord asking \$100K for all the improvements inside. A rare opportunity to acquire a fully built-out 3-unit I-C zoned commercial bay in a prime Northeast Calgary location. Professionally developed with over \$250,000 (approx) in improvements, this space is fully designed and outfitted for a grocery store, offering tenants a ready-made setup without the time, cost, or hassle of a full buildout. From shelving and refrigeration to flooring, lighting, and display fixtures, every detail has been completed, making it ideal for an operator looking to launch quickly. Located in a high-traffic area just minutes from Calgary International Airport and surrounded by active commercial and retail developments, the property offers strong exposure and easy accessibility. The flexible I-C zoning allows for a range of uses, but this space is especially suited for anyone looking to open a grocery or food-related business. This is a turnkey opportunity in one of Calgary's most vibrant commercial corridors, without the capital investment typically required to get started.

Built in 2019

## Essential Information

MLS® #	A2252881
Price	\$28
Bathrooms	0.00



Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	330, 335 & 340, 10960 42 Street Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B8

### Additional Information

Date Listed	August 30th, 2025
Days on Market	4
Zoning	I-C

### Listing Details

Listing Office	Royal LePage METRO
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