

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

MLS® #A2252881

\$28

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

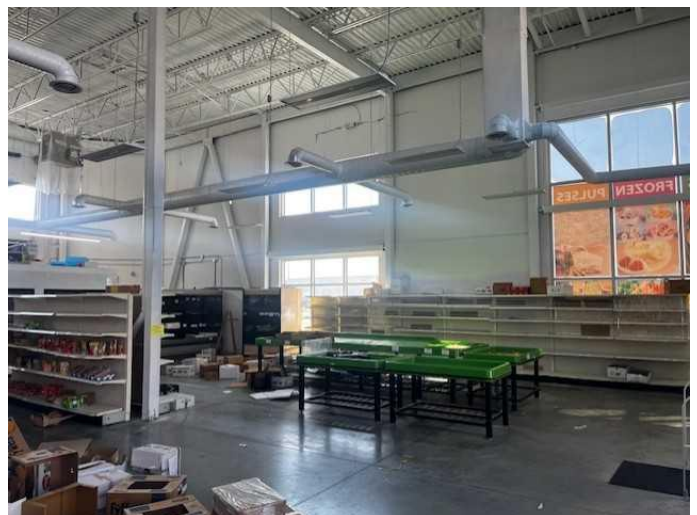
Stoney 3, Calgary, Alberta

(\$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	24
Zoning	I-C

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.