

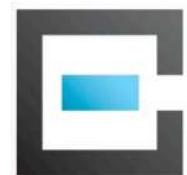
RETAIL FOR SALE or LEASE

EQUIUM GROUP

#5,9,15 – 1015 CENTRE ST. NW

3 Units – Combining for 2,355 square feet

PRICE: \$818,000 or Lease from \$28/sqf



Danny Quon
403-918-3581
www.equium.ca

CONDO PLAN 9612666 UNITS 8, 9, 10

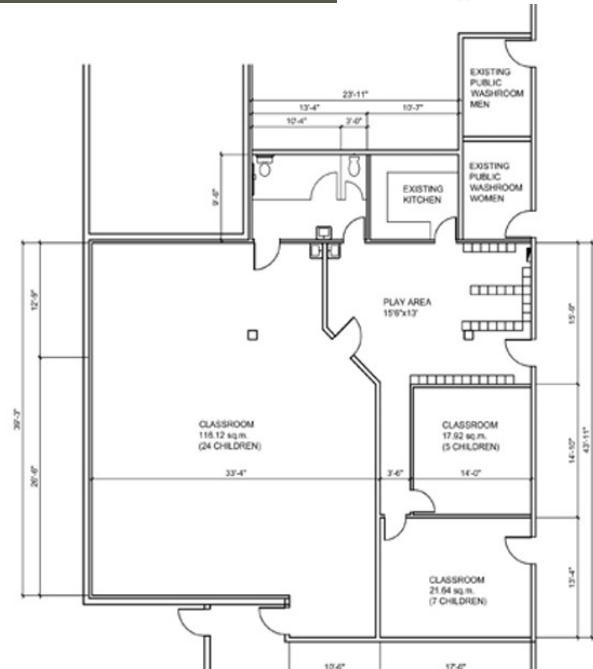
PROPERTY HIGHLIGHTS

SPACE: 3 Titled Condo Units

PARKING: 3 Underground Titled parking spaces divided into 4 parking stalls

USE: Childcare, Place of Worship, Dance Studio, Office, Retail, etc.

Zoned: C-Core 2



A rare opportunity to acquire 2,355 SF of main-floor retail/office condominium space in a highly visible inner-city location along Centre Street, benefiting from exposure to over 70,000 daily commuters. The offering comprises three separately titled condo units, to be sold together, within a solid and well-maintained concrete building in the established community of Crescent Heights. The property is suitable for a wide range of uses including retail, daycare/child care, professional offices (legal, accounting, medical), religious assembly or place of worship, and community services. Features include convenient side and rear access, low condominium fees, and three assigned heated underground parking stalls, one of which is oversized and can accommodate two compact vehicles (up to four parking spaces total). The site offers excellent access to public transit, is minutes from downtown, and represents a compelling opportunity for owner-occupiers or investors seeking long-term value in a prime central location. Private showings available by appointment only.