



# Former Liquor Store

## Highfield Industrial

### SPACE HIGHLIGHTS

- » Located at 1259 Highfield Crescent SE, this turn-key liquor store offers a functional layout with excellent visibility in Calgary's Highfield Industrial area.
- » The space includes an existing walk-in cooler, making it ideal for beverage retail or similar uses.
- » With 967 sq. ft. of space and I-C zoning that supports a range of commercial uses, this location benefits from convenient access to Blackfoot Trail SE, Deerfoot Trail SE, and Macleod Trail, ensuring strong connectivity across the city.
- » Ample parking and easy ingress/egress enhance customer convenience, while the surrounding mix of industrial and commercial businesses creates a steady flow of traffic and growth potential.

### LEASE DETAILS

ZONING	I-C Industrial - Commercial
TOTAL SIZE	±967SF
LEASE RATE	Market
OP COST	\$7.24 PSF
PARKING	Ample
OCCUPANCY	Immediate

For more information,  
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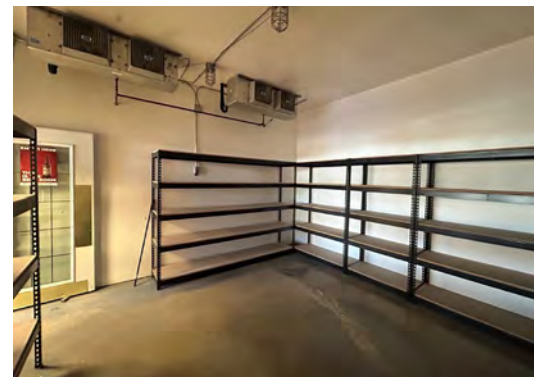
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