

Retail Unit For Sale

PRESTIGE
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Rethinking Commercial Real Estate

\$739,900.00

MLS - A2182949



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30 Savanna Crescent NE # 1120



Address: 30 Savanna Crescent NE # 1120

Price: \$739,900.00

Neighborhood: Saddle Ridge

Zoning: C-COR2

Size: 1,096 SqFt

Possession Date: Negotiable/Immediate

- Positioned in a high-traffic area, this retail condo offers excellent visibility and a steady customer flow.

- Space is perfect for various retail uses, including a dental office, law office, accounting office, immigration office, Meat Shop (some restrictions apply)

- Built with a modern design and quality construction, this property is ideal for attracting high-quality tenants or customers.

- The plaza is home to a diverse mix of well-established businesses, including a daycare, East Indian restaurant and sweets shop, cigar and vape shop, cannabis shop, pizza place, hair salon, shawarma restaurant, and many others, creating a vibrant environment for success

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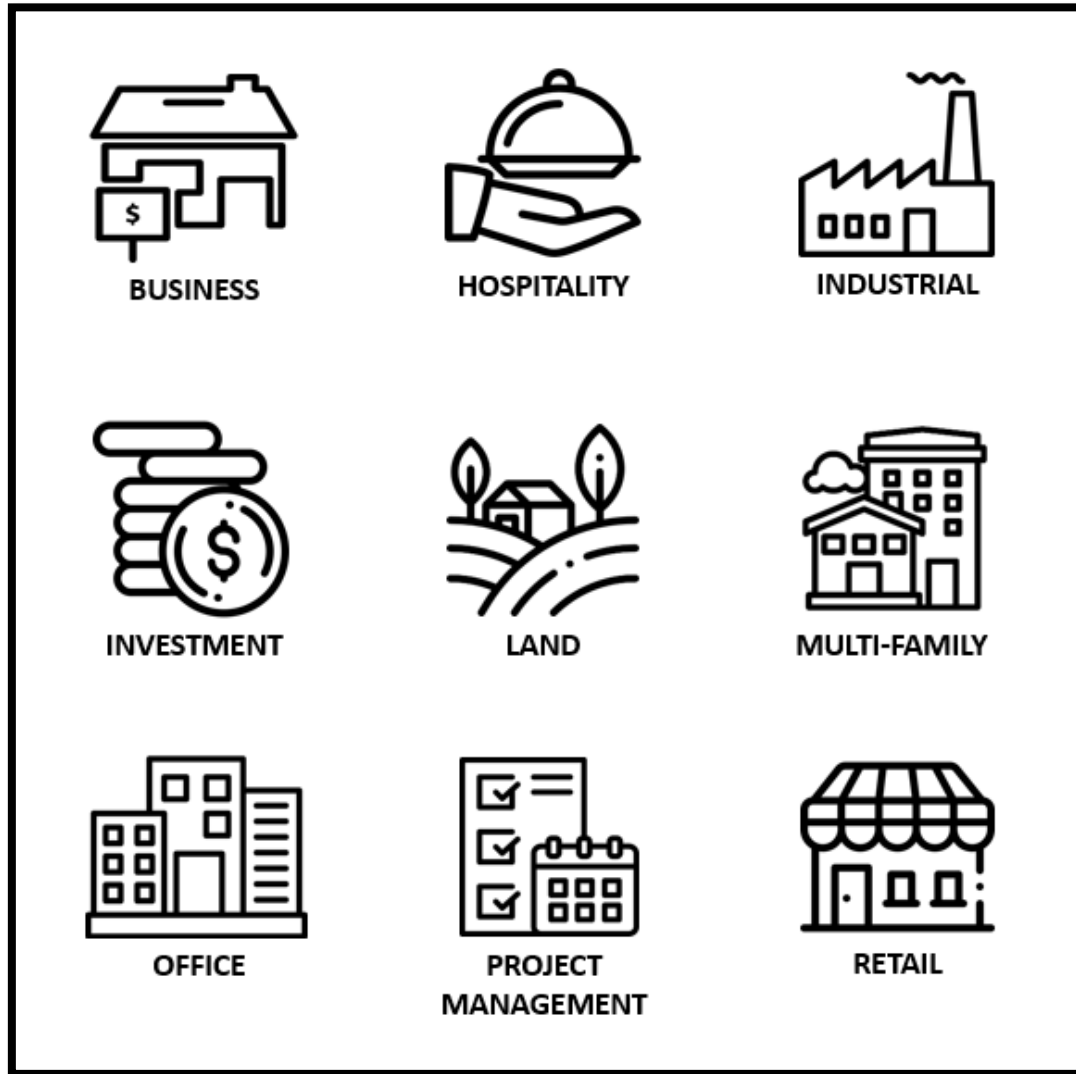
Permitted Uses		
Park	Sign – Class A	Sign – Class B
Sign – Class D	Utilities	Catering Service - Minor
Convenience Food Store	Financial Institution	Fitness Centre
Health Car Service	Home Occupation	Information and Service Provider
Library	Museum	Office
Pet Car Service	Power Generation Facility - Small	Printer Center
Protective and Emergency Service	Restaurant: Food Service Only	Retail Consumer Service
Service Organization	Veterinary Clinic	
Discretionary Uses		
Addiction Treatment	Amusement Arcade	Artist's Studio
Assisted Living	Auto Service – Major	Auto Service – Minor
Billiard Parlour	Brewery, Winery and Distillery	Cannabis Store
Car Wash – Multi Vehicle	Car Wash – Single Vehicle	Child Care Service
Cinema	Computer Game Facility	Conference and Event Facility
Drinking Establishment	Drive Through	Dwelling Unit
Food Production	Funeral Home	Gas Bar
Health Service Laboratory	Home Occupation	Indoor Recreation Facility
Instructional Facility	Kennel	Liquor Store
Live Work Unit	Outdoor Café	Pawn Shop
Payday Loan	Seasonal Sales Area	Vehicle Rental

****Some restrictions apply based on condo by laws and existing restrictive Covenants****

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