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## **109 14 STREET NW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 26949

MLS ID: A2180833

\$22



- △ JINNY JIN
- **(403)** 291-0012
- Classic Property Management & Realty Ltd
- **403-250-7027**
- 109 14 Street NW, Calgary , Alberta T2N 1Z6

**Transaction Type** 

For Lease

**Lease Frequency** 

Annually

**Building Type**Free-Standing

Property Type

Commercial

Building Area (Sq. Ft.)

2411.00

Lot Size (Acres)

0.12

Reports

Title

**Days On Market** 

342

Lease Term

Negotiable

Year Built 1911

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

223.99

Inclusions

.

**Lease Amount** 

22.00

Subdivision

West Hillhurst

Structure Type

Mixed Use

Legal Plan

6219L

Lot Size (Sq. Ft.)

5059

Restrictions

None Known

Kensington Free-Standing Commercial Space – Low Rent + Free Storage! Why pay more in a plaza or mall when you can lease this 2,411 SF free-standing character building on busy 14th Street NW in Kensington? Enjoy full signage exposure, no shared walls, and dedicated front and rear parking. Inside, you'll find an open-concept layout over two levels, plus 1,306 SF of bonus basement storage with a separate entrance—FREE!! Flexible layout, bright space, and prime visibility make this ideal for a wide range of businesses. Zoned C-COR2, permitted uses include retail, fitness, healthcare, office, restaurant, pet care, child care, financial services, and more. Discretionary uses allow for cafes, breweries, cannabis stores, studios, and more. Vacant and ready for quick possession. Estimated 2025 operating costs: \$15/SF. Tenant pays utilities. ?? Stand out in one of Calgary's most vibrant commercial districts. Book a tour today!

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