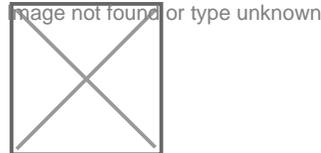


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

102, 206 11 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
28889

MLS ID:
A2175675

\$10



 **KELLY SMITH**
 (403) 971-1055

 CIR Realty
 403-247-7770

 102, 206 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type For Lease	Title Leasehold	Days On Market 244
Lease Amount 10.00	Lease Frequency Annually	Zoning CC-X
Subdivision Beltline	Nearest Town Calgary	Building Type Condo Complex
Year Built 1912	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 9611610	Building Area (Sq. Ft.) 2580.00
Building Area (Sq. M.) 239.69	Construction Type Brick,Wood Frame	Roof Membrane
Foundation Poured Concrete	Cooling Full	Heating Hot Water,Natural Gas
Access to Property Direct Access,On Major Traffic Route,Public Transportation Nearby	Inclusions n/a	Restrictions None Known

Reports
Title

Establish Your Business in Calgary's Entertainment District! Prime office or retail space is now available, ideally located near the new BMO Centre, Stampede Grounds, and downtown Calgary. This property, adjacent to one of Calgary's rare historic warehouse conversions, sits at the forefront of East Victoria Park's bold 20-year vision: a vibrant, mixed-use community designed to welcome 8,000 residents and 4 million square feet of new development. Situated within the CMLC's Rivers District Master Plan, this space places you at the heart of Calgary's new Culture and Entertainment District—a lively, year-round destination that fosters community and connection. This area will soon showcase an expanded, visually captivating BMO Centre, a cutting-edge Event Centre, a reimagined Arts Commons, the Stampede Trail retail experience, and access to the new Green Line LRT. Connectivity is key, with easy access to Stampede Park and the scenic Elbow River defining the district's boundary. The Warehouse District's revitalization embraces a blend of commercial, office, and residential spaces in beautifully restored brick buildings, creating a unique, bustling streetscape. You'll be joining a vibrant community of neighboring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting future!

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