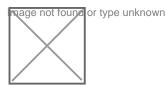


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

207, 214 11 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 28891 **MLS ID:** A2175678

\$5



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rM1

207, 214 11 Avenue SE, Calgary, Alberta T2G 0X8

Transaction Type

For Lease

Leasehold

Title

Days On Market

182

Lease Amount

5.00

Annually

Lease Frequency

Lease Term

24 Months

Zoning

Year Built

1978

Centre City (CC-X)

Subdivision

Beltline

Building Type

Property Type

Structure Type

Low Rise (2-4 stories)

Commercial

Property Sub Type Building Area (Sq. Ft.)

Office 2484.00 Building Area (Sq. M.)

Condo Complex,Office Building

230.77

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

Set Your Business at the Heart of Calgary's Thriving 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 neighbouring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting future! 4 offices, a large open area in a total of 2484 square feet. Second floor space, no elevator / parking, kitchen / bar area. Ownership opportunity

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