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101, 340 50 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
30563

MLS ID:
A2220435

\$27



 **JASON CHOI**
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 First Place Realty
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 101, 340 50 Avenue SE, Calgary , Alberta T2G 2B1

Transaction Type For Lease	Days On Market 359	Lease Amount 27.00
Lease Frequency Annually	Subdivision Manchester Industrial	Year Built 1960
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 4100.00	Building Area (Sq. M.) 380.90	Inclusions None
Restrictions Landlord Approval	Reports Leases	

This vacant commercial space is now available for lease and offers great flexibility for your business. This location is highly suitable for a large daycare facility using the full 4,100 square feet. It is also a perfect fit for a medical clinic, a massage spa, or a fitness studio. The base rent for a daycare is \$27 per square foot. A rate of \$22 per square foot is offered for smaller spaces used for a spa or massage therapy. Operating costs are \$16 per square foot and include property tax, parking, and all utilities. High-speed internet and garbage services. The building recently completed a window replacement project to improve efficiency and appearance. We welcome all types of businesses to inquire about this opportunity.

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