

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.

## 2112, 4715 88 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31300


**MLS ID:**  
A2238829

**\$45**



 **SIMRAN SIDHU**  
 (855) 623-6900

 Real Broker  
 855-623-6900

 2112, 4715 88 Avenue NE, Calgary , Alberta T3J 4C5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 147	<b>Lease Amount</b> 45.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Low Rise (2-4 stories),Mixed Use,Shopping Centre,Strip Mall
<b>Year Built</b> 2023	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90
<b>Access to Property</b> Strip Shopping Mall	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Building Plans		

THIS 1000 SQFT BAY \*\*\*12FT USABLE CEILING HEIGHT \*\*THE LAST REMAINING MAIN FLOOR BAY FOR LEASE!! Located in the new Saddlepeace subdivision of northeast Calgary, right on Métis Trail and with direct access to 88 Avenue, in front of Savanna. Whether your business is CONVENIENCE STORE, retail, medical or restaurant, this stylish and contemporary business plaza will meet all your needs. This is an amazing location with the new Sikh temple and private school within walking distance to Guru Nanak Gate. The area is seeing so much new development and density that businesses are poised to operate with very high rates of success and return on investment. Dhillon's Business Plaza IS built to the highest standards, with OP costs remaining our #1 priority. Available IMMEDIATELY call now to reserve your spot! Convenience Store / Medical / Dental / pharmacy / Food / Accounting / Phone repair / Indian restaurants / Punjabi Clothing / Travel Agency / Jewellery Store / Banks / Credit Unions / office spaces - \$45.00 PER SQFT BASE RENT PLUS \$17.00 OP COST PER SQFT PER MONTH

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.