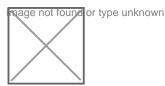


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2145, 88 SHAWNEE STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31755

MLS ID: A2249039 \$4,300



ANDY BHALLA

**2** (403) 899-7171

Coldwell Banker YAD Realty

**587-897-4141** 

r<u>P</u>n

2145, 88 Shawnee Street SW, Calgary , Alberta  $\,$  T2Y0Z7  $\,$ 

**Transaction Type** 

For Lease

**Days On Market** 

4300.00

**Lease Frequency** 

Monthly

**Zoning** DC

Retail

43

Subdivision Shawnee Slopes

Lease Amount

Year Built

2023

Structure Type

Property Type
Commercial

**Property Sub Type** 

Retail

Legal Plan

Building Area (Sq. Ft.)

12916.80

Building Area (Sq. M.)

1200.00

Inclusions

N/A

2411691

**Restrictions**Board Approval

Reports

None

In the heart of Shawnee Slopes, this modern plaza offers high visibility, strong demographics, and unbeatable access. Just off Macleod Trail and minutes from Fish Creek–Lacombe CTrain station, your business will thrive in a location surrounded by multifamily communities, a busy seniors residence, and steady vehicle + foot traffic. Perfect for: ?? Shawarma Shop ?? Acupuncture ?? Pet Grooming ?? Optometry ?? Cake Shop / Bakery ?? Floral Shop ?? Take-Out Restaurant ?? Subway / Franchise Store ?? Dry Cleaning & Alterations ?? Respiratory Care (next to seniors facility) ?? Pub or Bar ?? Music / Dance Studio ?? Kumon / Learning Centre ?? Professional Office Ample on-site parking for staff and customers. Strong household incomes and steady residential growth make this an ideal spot to launch or expand your business. ?? Location Highlights: Excellent exposure from Macleod Trail Minutes to CTrain Surrounded by growing residential and commercial activity

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