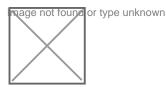


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1161 NA'A CIRCLE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31985

MLS ID: A2254539

\$35



△ JAISON THOMAS

**(403)** 389-7708

□ CIR Realty

**403-247-7770** 

1161 Na'a Circle SW, Calgary, Alberta T3J 6J1

Transaction Type Days On Market Lease Amount

For Lease 21 35.00

Lease Frequency Subdivision Building Type

Annually NONE Retail

Year BuiltStructure TypeProperty Type2023Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 2690.00 249.91

InclusionsRestrictionsReportsn/aNone KnownNone

Welcome to Trinity Hills! A rare opportunity to lease an exceptional corner restaurant space developed by Wellings of Calgary having 1,940 square feet with an outside patio of about 750 square feet and 40 shared, heated, secure underground parking stalls in addition to lots of street parking. This is a vanilla shell space.. Net rent is \$35 PSF with Operating Costs estimated at \$15 PSF. ideal for a chef-driven concept, boutique eatery, or casual dining venue. Exposure: Full corner frontage with abundant natural light • Drawings Available: Proposed restaurant layout plans included to jumpstart your vision • Zoning: Ready for food and beverage use • Utilities: Venting, plumbing, and mechanical rough-ins available or customizable • Potential Layout: Ideal for 60–80 seats inside + 20–30 on patio (subject to layout) Why This Location Works • Surrounded by growing residential density, and foot traffic • Excellent access and visibility for branding and signage • West-facing patio captures ideal sunset seating and high-value dining hours • Ideal for: Café, bistro, wine bar, neighborhood grill, modern casual, or upscale quick

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