

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 208	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> NONE	<b>Building Type</b> Retail
<b>Year Built</b> 2023	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2690.00	<b>Building Area (Sq. M.)</b> 249.91
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> None

Welcome to Trinity Hills! A rare opportunity to lease an exceptional corner restaurant space developed by Wellings of Calgary having 2,777 square feet of leaseable area with an outside patio of about 743 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

**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.