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## 1161 NA'A CIRCLE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
31985

**MLS ID:**  
A2254539

**\$35**



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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	145	35.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	NONE	Retail
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2023	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	2690.00	249.91
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
n/a	None Known	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

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