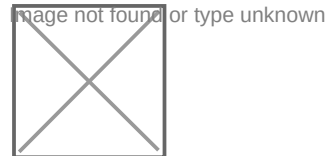


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

325 23 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32456

MLS ID:
A2186003

\$34



 **JASON NATALE**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **325 23 Avenue SW, Calgary , Alberta T2S 0J3**

Transaction Type For Lease	Days On Market 336	Lease Amount 34.00
Lease Frequency Annually	Zoning DC	Subdivision Mission
Year Built 1912	Structure Type Other	Property Type Commercial
Property Sub Type Office	Legal Plan B1	Building Area (Sq. Ft.) 1776.00
Building Area (Sq. M.) 164.99	Lot Size (Sq. Ft.) 4327	Lot Size (Acres) 0.10
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

This prime office listing is situated in the heart of Mission, a vibrant and sought-after neighborhood in Calgary, located on 23 Avenue SW, just east of 4 Street SW. The property offers excellent accessibility, with easy connections to major roads and public transit, ensuring convenience for employees and clients alike. Mission is a dynamic community, combining residential charm with commercial vitality, making it an ideal location for a diverse range of businesses. Discretionary Use include Child Care Facilities. The office comes with six secured and fenced parking stalls at the rear of the property, along with ample street parking available directly in front and nearby. This provides both convenience and peace of mind for tenants and visitors. Additionally, the space offers flexible leasing options, with negotiable tenant improvement packages available for qualified tenants, allowing for customization to suit specific business needs. Whether you're looking for a central office for your growing team or a strategic location to attract new customers, this property is a prime choice in one of Calgary's most vibrant neighbourhoods. Take advantage of the mix of residential and commercial surroundings, offering both foot traffic and a professional environment for your business to thrive.

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