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607 CONFLUENCE WAY SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32898

MLS ID:
A2271175

\$36,900



 **ISABELLE TANG**
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 607 Confluence Way SE, Calgary , Alberta T2G 1C3

Transaction Type	Days On Market	Lease Amount
For Lease	62	30.00
Lease Frequency	Lease Term	Subdivision
Annually	Negotiable	Downtown East Village
Year Built	Structure Type	Property Type
2015	Mixed Use	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Mixed Use	1230.00	114.27
Inclusions		
Washer, Dryer, Stove, Fridge, Microwave hood fan, TV, Access control panel	Restrictions	Reports
	Board Approval	Floor Plans

Prime Mixed-Use Commercial Unit with High Foot Traffic. Discover this rare and versatile two-level commercial unit, perfectly positioned in a vibrant, high-density area surrounded by residential buildings in Downtown East Village. This property offers incredible street visibility and high foot traffic, making it an ideal location for a wide variety of business ventures. This flexible space is open to many business types, subject to approval from the City of Calgary and the Condominium Board. Property Highlights: - Flexible Two-Level Layout: Use both floors for a comprehensive retail store, professional office, or studio, or explore a live/work configuration. - Main Floor (Work/Retail): A huge, open-concept exhibition space perfect for a showroom, clinic, studio, or retail. This level also includes a convenient washroom and a laundry set. - Upper Floor (Office/Residential): A fully functional suite complete with a full kitchen, a full bathroom, and a separate bedroom. This floor is ideal for private offices, consultation rooms, a staff area, or as a residential component. - High-Exposure Location: Benefit from excellent street view and constant foot traffic from the river, with a built-in customer base from the many surrounding residences. This is an exceptional opportunity to bring your business vision to life in a flexible, high-exposure space. Contact today to schedule a viewing!

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