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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**
 (587) 999-2888

 Kirin Realty & Management Inc.
 403-903-6608

 607 Confluence Way SE, Calgary , Alberta T2G 1C3

Transaction Type

For Lease

Days On Market

62

Lease Amount

30.00

Lease Frequency

Annually

Lease Term

Negotiable

Subdivision

Downtown East Village

Year Built

2015

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

1230.00

Building Area (Sq. M.)

114.27

Inclusions

Washer, Dryer, Stove, Fridge,
Microwave hood fan, TV, Access control
panel

Restrictions

Board Approval

Reports

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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