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201, 111 2 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 33010

MLS ID: A2272543

\$50,360



- [△] NHI TRAN
- **2** (403) 228-5557
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- 201, 111 2 Avenue SE, Calgary , Alberta T2G0B2

Days On Market Transaction Type

For Lease 4196.67

Lease Frequency

Subdivision **Building Type** Annually Chinatown Retail, Walk-up

Year Built Structure Type **Property Type** 1990 Low Rise (2-4 stories) Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Lease Amount

Retail 2518.00 233.93

Inclusions Restrictions Reports Hoodfan Landlord Approval Call Lister

Prime 2,518 sq ft second-floor space available at 111 2 Ave SE, Calgary AB, perfectly situated in a high-traffic area surrounded by several thriving restaurants, cafés, and storefronts. Formerly used as both retail and restaurant, this versatile space is fully equipped for restaurant use, featuring: Existing commercial hood fan Walk-in cooler Functional back-of-house layout suitable for kitchen + prep Open floor area ideal for dining, retail displays, office space or hybrid concepts This is an excellent opportunity for a restaurant, café, bubble tea shop, dessert bar, specialty grocer, or retail concept looking to plug into an established destination area. Additional highlights: Prime downtown location with strong pedestrian and vehicle exposure Surrounded by booming local and national food and beverage operators Easy access for customers and staff Bring your concept and take advantage of existing infrastructure to save on build-out costs and get to market faster.

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