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130, 615 6 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
33410

MLS ID:
A2275979

\$3,000



 **DAN STANTE**
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 Real Broker
 855-623-6900

 130, 615 6 Avenue SE, Calgary , Alberta T2G 1S2

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|---|---|---|
| Transaction Type For Lease | Days On Market 23 | Lease Amount 3000.00 |
| Lease Frequency Monthly | Lease Term Negotiable | Zoning DC |
| Subdivision Downtown East Village | Building Type Condo Complex,Mixed Use | Year Built 2019 |
| Structure Type High Rise (5 stories) | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 1910157 | Building Area (Sq. Ft.) 1491.00 | Building Area (Sq. M.) 138.52 |
| Construction Type Concrete | Heating Forced Air | Lot Features Near Public Transit,Near Shopping Center,Street Lighting |
| Inclusions Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings | Restrictions Restrictive Covenant | Reports Other Documents |

Stop paying for two separate spaces. This rare live/work unit in the VERVE building allows you to consolidate your professional and personal life into one high-performance location. With a combined 1,491 sq ft of space, you gain a professional street-front presence and a luxury residential retreat for a single monthly lease. The 768 sq ft main-floor commercial space is designed for high impact. Situated on The Riff—East Village’s premier pedestrian street—the unit features floor-to-ceiling windows for maximum exposure and branding. The space includes a separate retail entrance, high ceilings, and an ADA-accessible two-piece bath, making it ideal for a boutique, professional agency, or design studio. Short-term street parking and neighboring retail anchors ensure consistent foot traffic for your business. The upper level is a private 723 sq ft residential suite. This one-bedroom home features high-end kitchen appliances, a private balcony, and modern finishes. Because the residential side has its own interior building access, you maintain total privacy from the commercial operation. The lease includes a storage locker and two underground heated parking stalls, eliminating the typical downtown parking struggle. Positioned steps from river pathways, transit, and world-class dining, this unit is the ultimate strategic move for a modern entrepreneur looking to optimize their time and overhead.

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