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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**
 (403) 289-3435

 Real Broker
 855-623-6900

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

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