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107, 2308 CENTRE STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
33595

MLS ID:
A2279706

\$2,800



 **FANG AN**
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 107, 2308 Centre Street NE, Calgary , Alberta T2E 2T7

Transaction Type For Lease	Days On Market 127	Lease Amount 2800.00
Lease Frequency Monthly	Subdivision Tuxedo Park	Building Type Mixed Use
Year Built 2017	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1650.00	Building Area (Sq. M.) 153.29
Inclusions None	Restrictions Board Approval	Reports None

Rare opportunity to lease an almost new commercial retail unit facing Centre Street North. This street-level storefront features excellent visibility and exposure, with a storefront entrance and large glazed windows fitted with tempered glass. The unit offers approximately 1,650 sq.ft. of space with 11-foot high ceilings in a solid steel and concrete building. The property includes three titled parking stalls (one underground and two above ground), with additional free parking available at the rear of the building and on adjacent streets. A bus stop (Route #3) is conveniently located directly in front of the building. Suitable for a wide range of retail, office, or service-oriented uses, including health services, clinics, convenience retail, pet services, fitness, travel agencies, and more. Monthly rent: \$4,500, Operating costs: \$20 per sq.ft. An excellent opportunity to secure a newer retail space in a central and high-traffic location.

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