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## 3, 4948 126 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta

**Listing ID:**  
33784

**MLS ID:**  
A2282140

**\$349,000**



 **PIYUSH GIRDHAR**  
 (403) 590-8595

 Royal LePage METRO  
 403-400-0000

 3, 4948 126 Avenue SE, Calgary , Alberta T2Z0A9

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 18.00	<b>Lease Frequency</b> Annually
<b>Subdivision</b> Shepard Industrial	<b>Year Built</b> 2007	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 2102.00
<b>Building Area (Sq. M.)</b> 195.28	<b>Inclusions</b> SCHEDULE A- EQUIPMENTS LIST WILL BE PROVIDED	<b>Restrictions</b> Call Lister
<b>Reports</b> Call Lister		

Exceptional opportunity to acquire a well-known Code Ninjas kids' coding & STEM education business in SE Calgary near 126 Ave SE, surrounded by strong residential density and established commercial amenities. This franchise-style concept is designed for scalable growth with recurring monthly memberships, camps, and after-school programs. Prime SE Calgary location with excellent access to key corridors and daily-traffic drivers. Convenient for families coming from McKenzie Towne, McKenzie Lake, Copperfield, Mahogany, New Brighton, Auburn Bay, Cranston, Deer Run, Queensland, Sundance, and nearby SE communities, plus strong reach into growing areas along major routes. Why this commercial district works: High visibility and easy access in a retail/commercial node with steady daily activity Surrounded by family-focused neighbourhoods that support ongoing enrolment and repeat business Close to schools, daycares, fitness, restaurants, grocery and major shopping—ideal for “drop-off and run errands” convenience Strong demographic profile in SE Calgary with many young families and working professionals seeking enrichment programs Operations are supported by proven curriculum, brand recognition, and structured programming, making it suitable for an owner-operator or an investor with a manager/instructors in place. Potential to expand through birthday parties, camps, school partnerships, and corporate/municipal programs. Business sale only—no real property included. Training and transition support to be provided. Confidentiality agreement required for detailed financials and tours. Please do not approach staff or visit the business without an appointment through the listing agent.

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