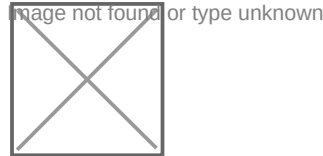


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

334, 7171 80 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
34348

MLS ID:
A2291562

\$22



 **ARSHDEEP RANDHAWA**
 (403) 512-1566

 REMAX Innovations
 403-228-5557

 334, 7171 80 Avenue NE, Calgary , Alberta T3J0P6

Transaction Type For Lease	Days On Market 7	Lease Amount 22.00
Lease Frequency Annually	Zoning C-C1	Subdivision Taradale
Building Type Commercial Mix,Retail,Shopping Centre,Strip Mall	Year Built 2018	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1111377
Building Area (Sq. Ft.) 1462.10	Building Area (Sq. M.) 135.83	Lot Size (Sq. Ft.) 229703
Lot Size (Acres) 5.27	Inclusions N/A	Restrictions None Known
Reports Aerial Photos,Building Plans,Call Lister		

Position your business in the vibrant 80 Ave Plaza, a high-traffic hub anchored by Tim Hortons and Esso. This versatile third-floor space offers a unique opportunity for businesses that require a professional atmosphere and a strong community presence. Fitness & Wellness: A spectacular location for a Boutique Gym, Yoga Studio, Pilates, or Dance Classes. The third-floor layout provides the privacy and focused environment fitness clients love. Medical & Health: Ideal for Medical Clinics, Specialists, Labs, Radiology, or Vet Clinics. Professional Services: Perfect for Law Offices, Accounting, Real Estate, and Mortgage Professionals. The Location Advantage: Benefit from massive daily exposure, ample parking for members/patients, and easy accessibility in the heart of Taradale.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.