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8, 3803 26 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34511

MLS ID:
A2293892

\$30



 **PAUL RUDOLF**

 CDN Global Advisors Ltd.
 403-531-4336

 8, 3803 26 Avenue SW, Calgary , Alberta T3E 6V7

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| Transaction Type For Lease | Days On Market 61 | Lease Amount 30.00 |
| Lease Frequency Annually | Subdivision Glenbrook | Building Type Strip Mall |
| Year Built 1980 | Structure Type Retail | Property Type Commercial |
| Property Sub Type Retail | Building Area (Sq. Ft.) 2750.00 | Building Area (Sq. M.) 255.48 |
| Cooling Central Air | Heating Natural Gas | Commercial Amenities Exercise Room,Paved Yard,Shower |
| Inclusions N/A | Restrictions Landlord Approval | Reports Call Lister |

Retail Space for Lease | Glenbrook SW – High Exposure on 37 Street SW CDN Global Commercial Real Estate Advisors is pleased to present this ±2,750 SF retail opportunity located in the highly sought-after community of Glenbrook SW. Positioned along busy 37 Street SW, this property benefits from excellent visibility, strong vehicular traffic, and convenient access, making it an ideal location for a wide range of retail and service-based users. Formerly operated as a yoga studio, the space offers an open and functional layout that can be easily adapted to suit various business needs. The existing zoning within the shopping centre supports a diverse mix of permitted uses, providing flexibility for tenants seeking to establish or expand their presence in a well-established neighbourhood. Surrounded by dense residential population and complementary local businesses, this location presents a strong opportunity to capture consistent foot traffic and build a loyal customer base. CDN Global Commercial Real Estate Advisors is pleased to introduce this new +/- 2,750 SF retail space. in the highly desired community of Glenbrook SW. This sp Formerly operated as a Yoga Studio, the zoning in this shopping centre allows for a variety of uses.

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