



Generated:  
Apr 18, 2026, 7:24:47

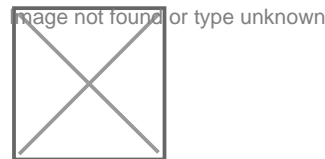
**Regional Contact**

Kim Uhersky 4036273156 communications@pinchercreek.ca Visit Website

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.

## 6815 26 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**

Calgary, Alberta

**Listing ID:**

34897

**MLS ID:**

A2302163

**\$35**



**HARRY MORGAN**  
 (403) 966-4663

Royal LePage Blue Sky  
 403-338-2200

6815 26 Avenue , Calgary , Alberta T1Y 6M7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Other	<b>Lease Term Remaining</b> 120
<b>Sub Lease</b> 1	<b>Subdivision</b> Pineridge	<b>Year Built</b> 2026
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 8611332	<b>Building Area (Sq. Ft.)</b> 1972.00	<b>Building Area (Sq. M.)</b> 183.20
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Building Plans,Leases

1,972 SF commercial unit available for sublease, ideally suited for a medical clinic and located adjacent to a pharmacy. Excellent opportunity for physicians looking to establish a new family practice, relocate an existing clinic, or expand into a fast-growing neighborhood. Situated in Pineridge, this location offers strong potential and visibility. Basic rent is \$35 PSF for Years 1–3, \$37 PSF for Years 4–7, and \$39 PSF for Years 8–10. Operating costs are \$19.47 PSF (to be verified). Unit includes CRU 2 and 3.

**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.