

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 FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
35018


**MLS ID:**  
A2305232

**\$22**



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

 Century 21 Bravo Realty  
 403-250-2882

 334, 7171 80 Avenue , Calgary , Alberta T3J0P6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 22.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Taradale	<b>Building Type</b> Commercial Mix,Retail,Strip Mall
<b>Year Built</b> 2018	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 1462.00	<b>Building Area (Sq. M.)</b> 135.82
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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. Property Information

**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.