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33, 3616 52 AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35362


MLS ID:
A2313751

\$31,680



 **PAT VUONG**
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 33, 3616 52 Avenue NW, Calgary , Alberta T2L 1V9

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Zoning C-C1	Subdivision Brentwood	Building Type Retail,Strip Mall
Year Built 1975	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Retail	Legal Plan 7711670	Building Area (Sq. Ft.) 25149.00
Building Area (Sq. M.) 2336.40	Lot Size (Sq. Ft.) 70396	Lot Size (Acres) 1.62
Construction Type Mixed,Stucco	Roof Tar/Gravel	Foundation Block
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

This 1,440 sq. ft. retail space is now available for lease at Norbrent Shopping Plaza in the highly desirable Brentwood community. This location offers exceptional visibility and foot traffic, situated steps away from CIBC, A&W, and Northland Village Shopping Centre, which features Walmart, CIBC, McDonald's, Winners, and newly developed residential buildings. The property is also directly across from Sir Winston Churchill High School, providing strong daily activity from students, staff, and surrounding residents. This is an excellent opportunity to serve a well established residential neighbourhood with consistent demand for retail and service based businesses. Rent: • Net Basic Rent: \$22.00 per sq. ft. per year • Operating Costs: \$14.50 per sq. ft. per year

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