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1608 14 STREET SW FOR LEASE

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Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
35629


MLS ID:
A2319206

\$69,999



 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882

 1608 14 Street SW, Calgary , Alberta T3C 1E2

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|---|--|--|
| Transaction Type For Lease | Days On Market 1 | Lease Amount 2700.00 |
| Lease Frequency Monthly | Subdivision Beltline | Building Type Retail |
| Year Built 1960 | Structure Type Retail | Property Type Commercial |
| Property Sub Type Retail | Building Area (Sq. Ft.) 400.00 | Building Area (Sq. M.) 37.16 |
| Inclusions Seller to provide asset/equipment list | Restrictions Landlord Approval | Reports Formal Lease |

Exceptional opportunity to acquire the business assets of an established retail operation in a highly visible, high-traffic location. This approximately 400 sq. ft. retail space has been tastefully renovated with modern finishes and features extensive display shelving, creating an attractive and functional environment for showcasing products and serving customers as the business is currently a Hookah and accessories store. Located on busy 14 Street SW, the business benefits from excellent exposure to thousands of passing vehicles and pedestrians daily, while being just minutes from the popular 17 Avenue SW entertainment and shopping district. The location is easy to access and well-positioned to attract both local and destination customers. With affordable occupancy costs of approximately \$2,650 per month, including operating costs, this is an ideal opportunity for an owner-operator or entrepreneur seeking a turnkey retail space with minimal overhead. There is also potential to expand product offerings through electronic vape sales, subject to landlord approval and applicable regulations. A rare opportunity to acquire a well-presented retail space in a sought-after central location with strong visibility and growth potential.

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