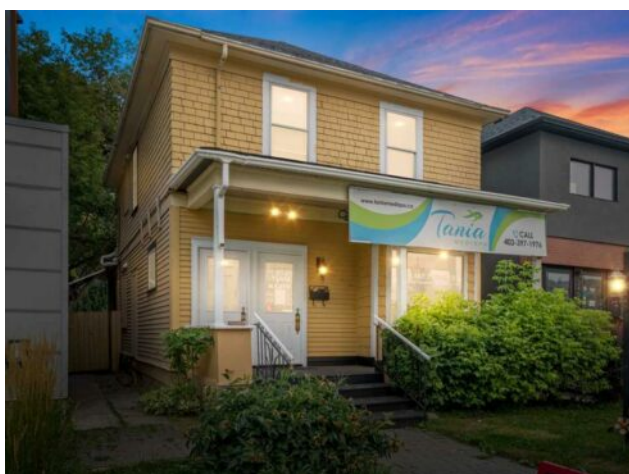


342 14 Street NW
Calgary, Alberta

MLS # A2259682



\$5,000 per month

Division: Hillhurst

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,072 sq.ft.

Zoning: C-COR2 f2.8h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.09 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Situated in one of Calgary's most sought-after inner-city communities, this rare opportunity sits prominently on 14 Street NW, one of the city's busiest and most recognizable corridors. Offering exceptional visibility and nonstop foot and vehicle traffic, the property provides unmatched flexibility for a wide range of uses. The lease applies to the main floor and a portion of the basement that can be used for storage. The main floor is approximately 865.64 sq ft sq. ft. One of the recent upgrades include the replacement of the water heater tank, providing added peace of mind. The tenant will also enjoy two dedicated parking stalls conveniently located at the rear of the property. This is an ideal flagship location, surrounded by established amenities, walkable streets, and a vibrant, thriving community. With its unbeatable exposure, steady traffic, and versatile zoning, this property represents a powerful opportunity to position your business in the heart of Calgary's urban core. This property is also available for sale - See MLS A2256068.