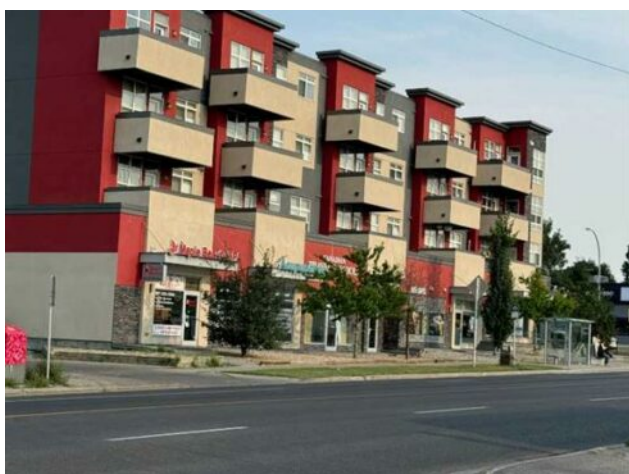


107, 2308 Centre Street NE
Calgary, Alberta

MLS # A2279706



\$4,000 per month

Division: Tuxedo Park

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,650 sq.ft.

Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Rare opportunity to lease an almost new commercial retail unit facing Centre Street North. This street-level storefront features excellent visibility and exposure, with a storefront entrance and large glazed windows fitted with tempered glass. The unit offers approximately 1,650 sq.ft. of space with 11-foot high ceilings in a solid steel and concrete building. The property includes three titled parking stalls (one underground and two above ground), with additional free parking available at the rear of the building and on adjacent streets. A bus stop (Route #3) is conveniently located directly in front of the building. Suitable for a wide range of retail, office, or service-oriented uses, including health services, clinics, convenience retail, pet services, fitness, travel agencies, and more. Monthly rent: \$4,500, Operating costs: \$20 per sq.ft. An excellent opportunity to secure a newer retail space in a central and high-traffic location.