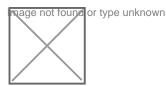


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **UNIT C, 2017 CENTRE STREET NW FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 24409

MLS ID: A2112616

\$28



- **△** CATHERINE CHOW
- **2** (403) 294-1500
- □ CIR Realty
- **403-294-1500**

W

**Transaction Type** 

For Lease

**Days On Market** 

176

**Lease Amount** 

28.00

**Lease Frequency** 

Annually

Lease Term

Other

Zoning

DC (pre 1P2007)

Subdivision

Tuxedo Park

**Building Type** 

Retail

Year Built 1976

**Structure Type** 

Retail

Property Type Commercial **Property Sub Type** 

Retail

Legal Plan

2129O

Building Area (Sq. Ft.) Building Area (Sq. M.)

105.26

Lot Size (Sq. Ft.)

10925

Lot Size (Acres)

0.25

1133.00

Inclusions

N/A

RestrictionsReportsNone KnownFloor Plans

Take advantage of this opportunity to lease this 1,133 square foot PRIME RETAIL/OFFICE SPACE located DIRECTLY on CENTRE STREET NORTH. 190,000 VEHICLES PER DAY pass by this HIGH TRAFFIC/HIGH EXPOSURE location with a CONVENIENT CUSTOMER SURFACE PARKING LOT right in front of the building! Tuxedo Park is a rapidly growing community and this is your opportunity to open or relocate your business to a HIGH DENSITY RETAIL and RESIDENTIAL area! Zoned DC (Direct Control), this space offers the FLEXIBILITY TO SUIT YOUR BUSINESS NEEDS. Ideal uses include: Insurance/Law/Real Estate/Accounting Offices, Medical/Medical Aesthetics/Dental Uses, Fitness, Aesthetics (Hair/Spa/Nail) Salon, Educational Institutions, Retail Sales and so much more! The space is currently built-out as a retail store. If you have been dreaming of expanding or opening your business, this is your opportunity! Viewing Appointments must be confirmed, please do not disturb staff. Contact your Agent today to book your showing! Base rent starting at \$28 per square foot. Additional Rent (Op Costs/Taxes) is \$19.02 per square foot.

**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.

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