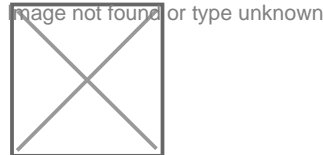


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## 614, 5075 FALCONRIDGE BOULEVARD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**

Calgary, Alberta

**Listing ID:**



25630



**MLS ID:**


A2138256

**\$38**



 **HAPPE DHILLON**  
 (403) 455-5215

 **RE/MAX Crown**  
 403-455-5215

 614, 5075 Falconridge Boulevard NE, Calgary , Alberta T3J 3K9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 83	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Falconridge	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2001	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2970.00	<b>Building Area (Sq. M.)</b> 275.92
<b>Inclusions</b> N/A	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> None

Lease space available for immediate possession! This property is in a prime location with plenty of traffic and parking! Completely finished with 2970 SqFt with a main level of 2180SqFt & the upper level of 790SqFt, this space was previously a fashion boutique. The basic rent for the main floor is \$38.00/SqFt and the rent for the upper level is \$28/SqFt. The main level is full of built in shelving, 2 dressing rooms, a rear storage and bathroom. The reception area is open and spacious for clients. The private dressing room has another bathroom. At the rear of the main level is a staff kitchen for break use. Upstairs is wall to wall with built in storage shelving! This location features lots of parking available around the building.

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