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2200, 40 CHRISTIE PARK VIEW SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
25758


MLS ID:
A2141517

\$35



 **CAIFFY NAGPAL**
 (403) 618-8393

 Highline Real Estate Inc.
 403-618-8393

 2200, 40 Christie Park View SW, Calgary , Alberta T3H 6E7

Transaction Type For Lease	Days On Market 76	Lease Amount 35.00
Lease Frequency Monthly	Lease Term Negotiable	Subdivision Christie Park
Year Built 2022	Structure Type Retail	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 1434.00	Building Area (Sq. M.) 133.22
Inclusions Basic Shell	Restrictions Landlord Approval	Reports Building Plans

High Visibility !!! High Traffic Count !!! Rare opportunity to operate a business in a brand new building surrounded by residential with exceptional demographics. Christie Crossing is a newly built commercial retail development situated on the corner of 17th Avenue SW and Christie Park Gate SW. With nearby access to Sarcee Trail SW and Sirocco C-Train Station, this pedestrian-friendly site offers high visibility and traffic counts. Current space is +/- 1434 sf on the 2nd floor. Building has elevator and stairs. Few uses are restricted as we cannot interfere with other reserved uses in complex. Ample shared parking space. It is a great office space with great exposure on the 17th Ave with spectacular view and patio. Floor: Second Floor Area: 1,434 sq ft Rent: Mid 30's Op Cost: \$13 Approx.

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