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## 2116, 4715 88 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
26256


**MLS ID:**  
A2152046

**\$45**



 **JASDEV DHILLON**  
 (403) 473-5930

 Real Broker  
 855-623-6900

 2116, 4715 88 Avenue NE, Calgary, Alberta T3J 4C5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 37	<b>Lease Amount</b> 45.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Saddle Ridge	<b>Building Type</b> Low Rise (2-4 stories),Mixed Use,Shopping Centre,Strip Mall
<b>Year Built</b> 2023	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> Building Plans

Located in the new Saddlepeace subdivision of northeast Calgary, right on Métis Trail and with direct access to 88 Avenue, in front of Savanna. THIS 1000 SQFT BAY WITH UPTO 4,770 SQFT AVAILABLE. \*\*12FT USABLE CEILING HEIGHT \*\*THE LAST REMAINING MAIN FLOOR BAYS FOR LEASE!! Whether your business is CONVENIENCE STORE, retail, medical or restaurant, this stylish and contemporary business plaza will meet all your needs. This is an amazing location with the new Sikh temple and private school within walking distance to Guru Nanak Gate. The area is seeing so much new development and density that businesses are poised to operate with very high rates of success and return on investment. Dhillon's Business Plaza IS built to the highest standards, with OP costs remaining our #1 priority. Available IMMEDIATELY call now to reserve your spot! Convenience Store / Medical / Dental / pharmacy / Food / Daycare / Accounting / Phone repair / Indian restaurants / Punjabi Clothing / Travel Agency / Barber Shop / massage / Grocery store / Jewellery Store / Banks / Credit Unions / office spaces - \$45.00 PER SQFT BASE RENT PLUS \$15.00 OP COST PER SQFT PER MONTH

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