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## 214, 2911 RICHMOND ROAD SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26336


**MLS ID:**  
A2153901

**\$35**



 **TYLER SHANNON**  
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 214, 2911 Richmond Road SW, Calgary, Alberta T3E 4N3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 30	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Richmond	<b>Year Built</b> 1975
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1500.00	<b>Building Area (Sq. M.)</b> 139.35	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos, Building Plans, Contracts, Floor Plans, Formal Lease	

Excellent opportunity in this quaint but incredibly busy retail center just off Crowchild Trail & Richmond Road with over 150,000 VPD. This beautifully appointed space allows for many uses but ideally a small pharmacy, specialty food vendor, women or men's fashion, possibly a coffee shop. There is even an option to take over the existing business as a bulk organic supplier and recycle company. The pictures give you a better idea of the existing use and what is possible for the unit. There is a shared component to the lease in that the skin therapist will be staying in the rear of the building with only common access to the washroom and rear exit only. This Lease is a gross lease so the \$35.00 PSF includes the operating costs, estimated at \$8.00 PSF for 2024. Call for details.

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