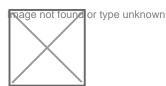


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

214, 2911 RICHMOND ROAD SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 26336

MLS ID: A2153901

\$35



△ TYLER SHANNON

2 (403) 930-8555

□ RE/MAX Complete Realty

403-930-8555

rPr

214, 2911 Richmond Road SW, Calgary , Alberta $\,$ T3E 4N3 $\,$

Transaction Type

For Lease

Days On Market

30

Lease Amount

35.00

Lease Frequency

Annually

SubdivisionRichmond

Year Built 1975

Structure Type

Low Rise (2-4 stories)

Property Type Commercial **Property Sub Type**

Retail

Building Area (Sq. Ft.)

1500.00

Building Area (Sq. M.)

139.35

Inclusions
None

Reports

Restrictions

Aerial Photos, Building

None Known

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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