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## 1328 16 AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26387

**MLS ID:**  
A2154692

**\$22**



 **ABID JAHANGIR**  
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 Prep Ultra  
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 1328 16 Avenue NW, Calgary , Alberta T2M 0L1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 26	<b>Lease Amount</b> 22.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Capitol Hill	<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> 940.00	<b>Building Area (Sq. M.)</b> 87.33	<b>Inclusions</b> n/a
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

FOR SUBLEASE: 940 sqft of retail space. Great Location! What an excellent opportunity for this retail space for SUBLEASE in CAPITOL HILL!!! Located on one of the busiest intersections, right across from SAIT, this corner unit is just steps away from the major intersecion of 16 Ave and 14 St offers prominent signage exposure, unparalleled visibility and abundant foot traffic, with large windows that flood the space with natural light, creating a vibrant and inviting work environment and is ideal for maximizing your business's reach. It can accommodate businesses of all sizes. Whether you're a small startup or a large corporation, we have the perfect space for you. Many retail business possibilities and would be working for a professional (NO liquor store, VAPE store, INDIAN restaurant and DOMINO's). Great mix of residential and commercial uses (Cafes, Shops, and Restaurants) all nearby and is surrounded by high density residential population and households. 940 sqft space to be built out to your wide variety uses including sale of retail goods, per care service, insurance office, travel agency, cafe, hair salon, artist's studio, fitness and so much more. Currently, there is a VAPE shop on a 5 years lease (4 years left) with an option to renew it for another 5 years term and is up for subleasing as the total space of 1,880 sqft is way too much for the current tenant and would like to sublease. Inside 1,880 sqft, there is a developed but unutilized space of roughly around 950 sqft including bathrooms, kitchen and 2 office rooms which needs to be converted as per your business needs and requirements. SUBLEASE DETAILS: The shop operates within a favorable lease agreement offering stability and predictability in operational costs. (Lease rate is \$22.00 PSF and Operating Costs is 22 PSF=Total of \$44 PSF). Can't find the right space out there? Call to inquire about finding the right space to lease.

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