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## 1866 45 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**

Calgary, Alberta

**Listing ID:**



26644



**MLS ID:**


A2160303

**\$1,802.50**



 **CHRISTIAN ORTIZ PLATA**  
 (403) 245-0773

 Century 21 Bamber Realty LTD.  
 403-245-0773

 1866 45 Street NW, Calgary , Alberta T3B 6A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 4	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> MU-2 f3.0h16	<b>Subdivision</b> Montgomery
<b>Year Built</b> 2021	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1911728	<b>Building Area (Sq. Ft.)</b> 618.00
<b>Building Area (Sq. M.)</b> 57.41	<b>Lot Size (Sq. Ft.)</b> 17986	<b>Lot Size (Acres)</b> 0.41
<b>Inclusions</b> Fridge, Electric stove, dish washer, washer, dryer.	<b>Restrictions</b> None Known	<b>Reports</b> Title

Welcome to Montgomery Square—a vibrant mixed-use development in the heart of Montgomery. Located along Bowness Road NW and 16 Avenue NW, Montgomery Square is at the center of a neighborhood set for growth, aligned with the 2008 Montgomery Area Redevelopment Plan. This plan emphasizes pedestrian-friendly commercial spaces, with upgraded sidewalks and a lively streetscape that attract a variety of retail and small businesses. Montgomery Square offers excellent visibility and accessibility. Whether in retail, office, or a live-work setup, this is the perfect spot to grow your business and become part of Montgomery’s future.

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