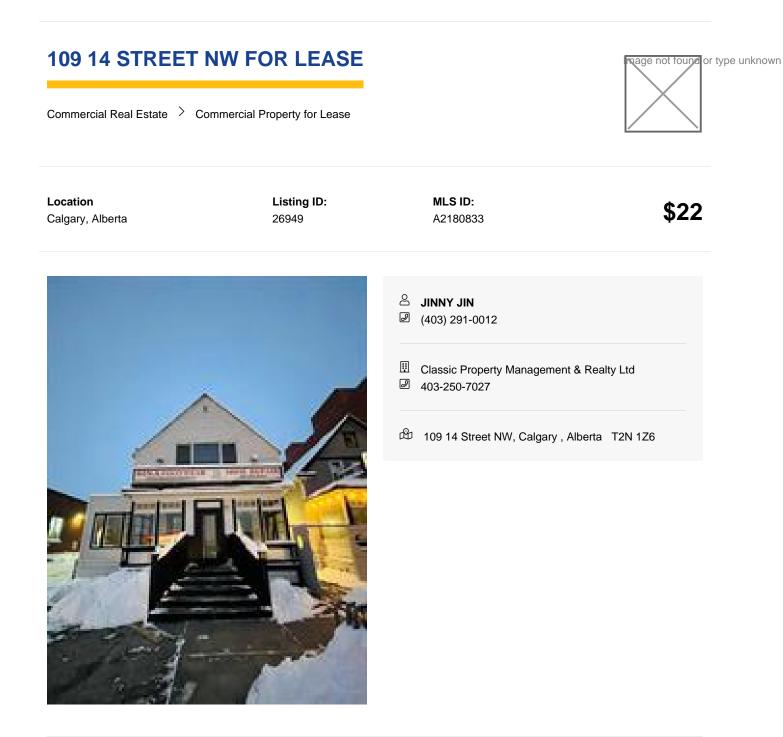


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Transaction Type	Days On Market	Lease Amount
For Lease	292	22.00
Lease Frequency	Lease Term	Subdivision
Annually	Negotiable	West Hillhurst
Building Type	<b>Year Built</b>	Structure Type
Free-Standing	1911	Mixed Use
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Mixed Use	6219L
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
2411.00	223.99	5059
Lot Size (Acres)	Inclusions	Restrictions
0.12		None Known
<b>Reports</b> Title		

Kensington Free-Standing Commercial Space – Low Rent + Free Storage! Why pay more in a plaza or mall when you can lease this 2,411 SF free-standing character building on busy 14th Street NW in Kensington? Enjoy full signage exposure, no shared walls, and dedicated front and rear parking. Inside, you'll find an open-concept layout over two levels, plus 1,306 SF of bonus basement storage with a separate entrance—FREE!! Flexible layout, bright space, and prime visibility make this ideal for a wide range of businesses. Zoned C-COR2, permitted uses include retail, fitness, healthcare, office, restaurant, pet care, child care, financial services, and more. Discretionary uses allow for cafes, breweries, cannabis stores, studios, and more. Vacant and ready for quick possession. Estimated 2025 operating costs: \$15/SF. Tenant pays utilities. ?? Stand out in one of Calgary's most vibrant commercial districts. Book a tour today!

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