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109 14 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
26949


MLS ID:
A2180833

\$22



 **JINNY JIN**
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 Classic Property Management & Realty Ltd
 403-250-7027

 109 14 Street NW, Calgary , Alberta T2N 1Z6

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