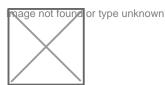


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2200, 40 CHRISTIE PARK VIEW SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 28199

MLS ID: A2141517

\$35



[△] CAIFFY NAGPAL

(403) 618-8393

Highline Real Estate Inc.

403-618-8393

2200, 40 Christie Park View SW, Calgary , Alberta T3H 6E7

Transaction Type Days On Market Lease Amount

For Lease 403 35.00

Lease FrequencyLease TermSubdivisionMonthlyNegotiableChristie Park

Year BuiltStructure TypeProperty Type2022RetailCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Office 1434.00 133.22

InclusionsRestrictionsReportsBasic ShellLandlord ApprovalBuilding Plans

High Visibility !!! High Traffic Count !!! Rare opportunity to operate a business in a brand new building surrounded by residential with exceptional demographics. Christie Crossing is a newly built commercial retail development situated on the corner of 17th Avenue SW and Christie Park Gate SW. With nearby access to Sarcee Trail SW and Sirocco C-Train Station, this pedestrian-friendly site offers high visibility and traffic counts. Current space is +/- 1434 sf on the 2nd floor. Building has elevator and stairs. Few uses are restricted as we cannot interfere with other reserved uses in complex. Ample shared parking space. It is a great office space with great exposure on the 17th Ave with spectacular view and patio. Floor: Second Floor Area: 1,434 sq ft Rent: Mid 30's Op Cost: \$13 Approx.

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