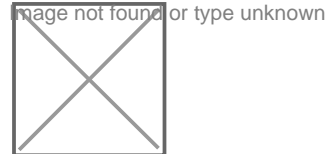


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1866 45 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
28543


MLS ID:
A2160303

\$1,802.50



 **CHRISTIAN ORTIZ PLATA**
 (403) 992-1792

 Century 21 Bamber Realty LTD.
 403-245-0773

 1866 45 Street NW, Calgary , Alberta T3B 6A9

Transaction Type For Lease	Days On Market 157	Lease Amount 35.00
Lease Frequency Annually	Lease Term Negotiable	Zoning MU-2 f3.0h16
Subdivision Montgomery	Year Built 2021	Structure Type High Rise (5 stories)
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1911728
Building Area (Sq. Ft.) 618.00	Building Area (Sq. M.) 57.41	Lot Size (Sq. Ft.) 17986
Lot Size (Acres) 0.41	Construction Type Concrete	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions Fridge, Electric stove, dish washer, washer, dryer, Microwave	Restrictions None Known

Reports
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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