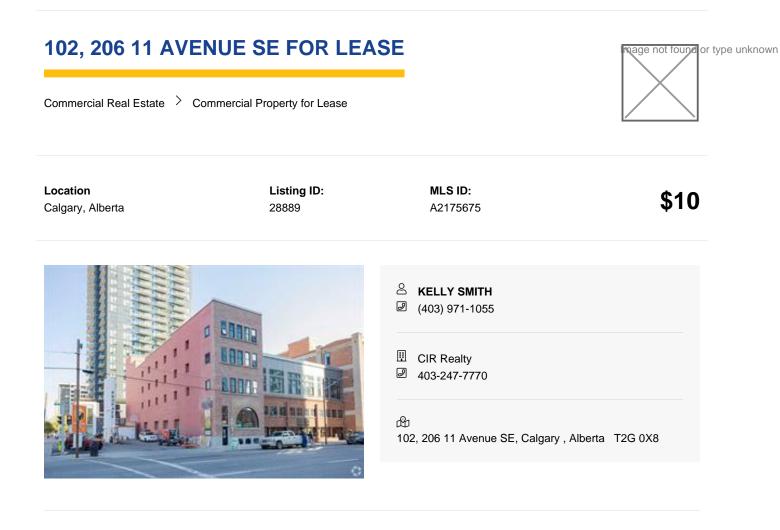


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Transaction Type For Lease

Lease Amount 10.00

Subdivision Beltline

Year Built 1912

Property Sub Type Retail

Building Area (Sq. M.) 239.69

Foundation Poured Concrete

Access to Property Direct Access,On Major Traffic Route,Public Transportation Nearby

Reports

Title

Title Leasehold

Lease Frequency Annually

Nearest Town Calgary

Structure Type Mixed Use

Legal Plan 9611610

Construction Type Brick,Wood Frame

Cooling Full

Inclusions n/a Days On Market 218

Zoning CC-X

Building Type Condo Complex

Property Type Commercial

Building Area (Sq. Ft.) 2580.00

Roof Membrane

Heating Hot Water,Natural Gas

Restrictions None Known

Establish Your Business in Calgary's Entertainment District! Prime office or retail space is now available, ideally located near the new BMO Centre, Stampede Grounds, and downtown Calgary. This property, adjacent to one of Calgary's rare historic warehouse conversions, sits at the forefront of East Victoria Park's bold 20-year vision: a vibrant, mixed-use community designed to welcome 8,000 residents and 4 million square feet of new development. Situated within the CMLC's Rivers District Master Plan, this space places you at the heart of Calgary's new Culture and Entertainment District—a lively, year-round destination that fosters community and connection. This area will soon showcase an expanded, visually captivating BMO Centre, a cutting-edge Event Centre, a reimagined Arts Commons, the Stampede Trail retail experience, and access to the new Green Line LRT. Connectivity is key, with easy access to Stampede Park and the scenic Elbow River defining the district's boundary. The Warehouse District's revitalization embraces a blend of commercial, office, and residential spaces in beautifully restored brick buildings, creating a unique, bustling streetscape. You'll be joining a vibrant community of neighboring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting future!

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