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109, 214 11 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
28890


MLS ID:
A2175677

\$850



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 109, 214 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type For Lease	Title Leasehold	Days On Market 218
Lease Amount 850.00	Lease Frequency Monthly	Zoning CC-X
Subdivision Beltline	Building Type Condo Complex,Mixed Use,Office Building	Year Built 1978
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 9611610	Building Area (Sq. Ft.) 398.00	Building Area (Sq. M.) 36.98
Construction Type Brick,Concrete	Roof Membrane	Foundation Poured Concrete
Cooling Full	Heating Hot Water,Natural Gas	Access to Property Direct Access,On Major Traffic Route,Public Transportation Nearby
Inclusions n/a	Restrictions None Known	Reports Title

Prime office or retail space is 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 re-imagined 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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