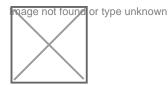


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109, 214 11 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 28890

MLS ID: A2175677

\$850



& KELLY SMITH

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□ CIR Realty

403-247-7770

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

Transaction Type Title Days On Market

For Lease Leasehold 218

Lease AmountLease FrequencyZoning850.00MonthlyCC-X

Subdivision

Beltline

Building Type
Condo Complex,Mixed Use,Office
Building

Year Built
1978

Structure Type Property Type Property Sub Type

Low Rise (2-4 stories) Commercial Retail

 Legal Plan
 Building Area (Sq. Ft.)
 Building Area (Sq. M.)

 9611610
 398.00
 36.98

Construction Type Roof Foundation

Brick, Concrete Membrane Poured Concrete

Cooling Heating Access to Property

Full Hot Water, Natural Gas

Direct Access, On Major Traffic

Route, Public Transportation Nearby

InclusionsRestrictionsReportsn/aNone KnownTitle

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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