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207, 214 11 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
28891


MLS ID:
A2175678

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 **KELLY SMITH**
 (403) 971-1055

 **CIR Realty**
 403-247-7770


207, 214 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type For Lease	Title Leasehold	Days On Market 170
Lease Amount 5.00	Lease Frequency Annually	Lease Term 24 Months
Zoning Centre City (CC-X)	Subdivision Beltline	Building Type Condo Complex,Office Building
Year Built 1978	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 2484.00	Building Area (Sq. M.) 230.77
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	

Set Your Business at the Heart of Calgary's Thriving 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 neighbouring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting future! 4 offices, a large open area in a total of 2484 square feet. Second floor space, no elevator / parking, kitchen / bar area. Ownership opportunity

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