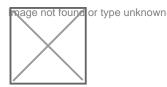


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

207, 214 11 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 28891 MLS ID: A2175678

\$5



△ KELLY SMITH

2 (403) 971-1055

□ CIR Realty

403-247-7770

坳

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

Transaction Type

Lease Amount

For Lease

5.00

Zoning

Centre City (CC-X)

Year Built 1978

Property Sub Type

Office

Roof Membrane

Heating

Hot Water, Natural Gas

Restrictions None Known Title

Leasehold

Lease Frequency

Annually

Subdivision

Beltline

Structure Type

Low Rise (2-4 stories)

Building Area (Sq. Ft.)

2484.00

Foundation

Poured Concrete

Access to Property

Direct Access,On Major Traffic

Route, Public Transportation Nearby

Reports

Title

Days On Market

170

Lease Term

24 Months

Building Type

Condo Complex,Office Building

Property Type

Commercial

Building Area (Sq. M.)

230.77

Cooling

Full

Inclusions

n/a

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.