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## 101, 340 50 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
30563


**MLS ID:**  
A2220435

**\$27**



 **JASON CHOI**  
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 403-547-8401

 101, 340 50 Avenue SE, Calgary , Alberta T2G 2B1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 368	<b>Lease Amount</b> 27.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Manchester Industrial	<b>Year Built</b> 1960
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 4100.00	<b>Building Area (Sq. M.)</b> 380.90	<b>Inclusions</b> None
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Leases	

This vacant commercial space is now available for lease and offers great flexibility for your business. This location is highly suitable for a large daycare facility using the full 4,100 square feet. It is also a perfect fit for a medical clinic, a massage spa, or a fitness studio. The base rent for a daycare is \$27 per square foot. A rate of \$22 per square foot is offered for smaller spaces used for a spa or massage therapy. Operating costs are \$16 per square foot and include property tax, parking, and all utilities. High-speed internet and garbage services. The building recently completed a window replacement project to improve efficiency and appearance. We welcome all types of businesses to inquire about this opportunity.

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