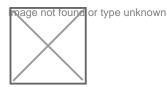


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1161 NA'A CIRCLE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31985

MLS ID: A2254539

\$35



△ JAISON THOMAS

**(403)** 389-7708

□ CIR Realty

**403-247-7770** 

🛍 1161 Na'a Circle SW, Calgary, Alberta T3J 6J1

Transaction Type Days On Market Lease Amount

For Lease 8 35.00

Lease Frequency Subdivision Building Type

Annually NONE Retail

Year BuiltStructure TypeProperty Type2023Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 2690.00 249.91

InclusionsRestrictionsReportsn/aNone KnownNone

Welcome to Trinity Hills! A rare opportunity to lease an exceptional corner restaurant space developed by Wellings of Calgary having a 2,690 square feet with an outside patio of about 750 square feet. This is a vanilla shell space.. Net rent is \$35 PSF with Operating Costs estimated at \$8.25 PSF. ideal for a chef-driven concept, boutique eatery, or casual dining venue. Exposure: Full corner frontage with abundant natural light • Drawings Available: Proposed restaurant layout plans included to jumpstart your vision • Zoning: Ready for food and beverage use • Utilities: Venting, plumbing, and mechanical rough-ins available or customizable • Potential Layout: Ideal for 60–80 seats inside + 20–30 on patio (subject to layout) Why This Location Works • Surrounded by growing residential density, and foot traffic • Excellent access and visibility for branding and signage • West-facing patio captures ideal sunset seating and high-value dining hours • Ideal for: Café, bistro, wine bar, neighborhood grill, modern casual, or upscale quick

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