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1161 NA'A CIRCLE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
31985

MLS ID:
A2254539

\$35



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Transaction Type For Lease	Days On Market 8	Lease Amount 35.00
Lease Frequency Annually	Subdivision NONE	Building Type Retail
Year Built 2023	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 2690.00	Building Area (Sq. M.) 249.91
Inclusions n/a	Restrictions None Known	Reports None

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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