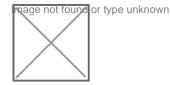


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342 14 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32297

MLS ID: A2259682

\$5,000



AK CHHABRA

2 (587) 839-7653

■ eXp Realty

403-262-7653

342 14 Street NW, Calgary, Alberta T2N 1Z7

Transaction Type

For Lease

Lease Frequency

Monthly

Building TypeCommercial Mix

Commercial will

Property Type Commercial

Building Area (Sq. Ft.)

2072.36

Lot Size (Acres)

0.09

Reports
Floor Plans

Days On Market

14

Zoning

C-COR2 f2.8h16

Year Built 1900

Property Sub Type

Retail

Building Area (Sq. M.)

192.53

Inclusions N/A **Lease Amount**

5000.00

Subdivision

Hillhurst

Structure Type

Retail

Legal Plan

51790

Lot Size (Sq. Ft.)

3756

Restrictions

None Known

Situated in one of Calgary's most sought-after inner-city communities, this rare opportunity sits prominently on 14 Street NW, one of the city's busiest and most recognizable corridors. Offering exceptional visibility and nonstop foot and vehicle traffic, the property provides unmatched flexibility for a wide range of uses. The lease applies to the main floor and a portion of the basement that can be used for storage. The main floor is approximately 865.64 sq ft sq. ft. One of the recent upgrades include the replacement of the water heater tank, providing added peace of mind. The tenant will also enjoy two dedicated parking stalls conveniently located at the rear of the property. This is an ideal flagship location, surrounded by established amenities, walkable streets, and a vibrant, thriving community. With its unbeatable exposure, steady traffic, and versatile zoning, this property represents a powerful opportunity to position your business in the heart of Calgary's urban core. This property is also available for sale - See MLS A2256068.

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