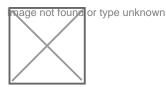


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 1-2, 7070 11 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32789

MLS ID: A2269497

\$28



- $\stackrel{\circ}{=}$ BENNETT EDWARDSON
- **403)** 973-0238
- Manchester Properties Inc.
- **403-212-5375**

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Unit 1-2, 7070 11 Street SE, Calgary , Alberta T2H2W8

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Retail, Street Level Storefront

Property Type Commercial

Building Area (Sq. M.)

361.11

Reports
Floor Plans

Days On Market

31

Lease Term

Negotiable

Year Built 1989

Property Sub Type

Retail

Inclusions N/A Lease Amount

28.00

Subdivision

East Fairview Industrial

Structure Type

Retail

Building Area (Sq. Ft.)

3887.00

RestrictionsNone Known

A rare opportunity to lease one or more retail bays in a high-traffic, easily accessible corridor in SW Calgary. Positioned along the busy 11th Street SE corridor, this property benefits from exceptional exposure to both commuter and local traffic. Large, modern façades allow for prominent tenant signage, ensuring visibility to thousands of vehicles daily. The site is easily accessible via 11 Street SE with QUICK access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail, providing seamless connectivity to all quadrants of the city. Located just minutes from Deerfoot Meadows, The Calgary Farmers' Market, and Chinook Centre, 7070 11 Street SE sits at the heart of a thriving retail and service hub. Surrounding businesses and established neighbourhoods drive consistent daytime and weekend traffic, making this an ideal setting for a wide range of retailers, restaurants, or service providers. Op Costs include: property tac, water, sewer, waste removal, snow removal, insurance and management fees. Tenants Pays: Electricity, Gas and HVAC maintenance.

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