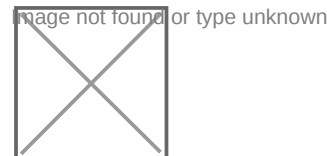


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2 & 3, 6833 26 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32875

MLS ID:
A2270863

\$35



 **RAFIQ SHAIKH**
 (403) 333-5999

 Keller Williams BOLD Realty
 403-930-4025

 2 & 3, 6833 26 Avenue NE, Calgary , Alberta T1Y6M7

Transaction Type For Lease	Days On Market 4	Lease Amount 35.00
Lease Frequency Annually	Subdivision Pineridge	Year Built 2026
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1972.00	Building Area (Sq. M.) 183.20	Inclusions NA
Restrictions Landlord Approval	Reports None	

1,972 SF main-floor commercial unit for Medical Clinic, strategically located next to pharmacy for strong complementary traffic. Possession available March 1, 2026. Perfect opportunity for family physicians seeking a medical location in a high-demand Pineridge NE Calgary corridor. Basic Rent - Year 1-3 \$35 PSF, Year 4-7 \$37 PSF, Year 8-10 \$39 PSF. Operation Cost \$19.47 (TBV). Unit 2 and 3

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