

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.

607 CONFLUENCE WAY SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32898

MLS ID:
A2271175

\$36,900



 **ISABELLE TANG**
 (587) 999-2888

 Kirin Realty & Management Inc.
 403-903-6608

 607 Confluence Way SE, Calgary , Alberta T2G 1C3

Transaction Type For Lease	Days On Market 1	Lease Amount 30.00
Lease Frequency Annually	Lease Term Negotiable	Subdivision Downtown East Village
Year Built 2015	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1230.00	Building Area (Sq. M.) 114.27
Inclusions Washer, Dryer, Stove, Fridge, Microwave hood fan, TV, Access control panel	Restrictions Board Approval	Reports Floor Plans

Prime Mixed-Use Commercial Unit with High Foot Traffic. Discover this rare and versatile two-level commercial unit, perfectly positioned in a vibrant, high-density area surrounded by residential buildings in Downtown East Village. This property offers incredible street visibility and high foot traffic, making it an ideal location for a wide variety of business ventures. This flexible space is open to many business types, subject to approval from the City of Calgary and the Condominium Board. Property Highlights: - Flexible Two-Level Layout: Use both floors for a comprehensive retail store, professional office, or studio, or explore a live/work configuration. - Main Floor (Work/Retail): A huge, open-concept exhibition space perfect for a showroom, clinic, studio, or retail. This level also includes a convenient washroom and a laundry set. - Upper Floor (Office/Residential): A fully functional suite complete with a full kitchen, a full bathroom, and a separate bedroom. This floor is ideal for private offices, consultation rooms, a staff area, or as a residential component. - High-Exposure Location: Benefit from excellent street view and constant foot traffic from the river, with a built-in customer base from the many surrounding residences. This is an exceptional opportunity to bring your business vision to life in a flexible, high-exposure space. Contact today to schedule a viewing!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.