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## 2431 37 STREET SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33739

**MLS ID:**  
A2281110

**\$140,000**



 **KAMIL LALJI**  
 (403) 383-1579

 CIR Realty  
 403-294-1500

 2431 37 Street SW, Calgary , Alberta T3E 0L4

|   |  |                                      |
|---|--|--------------------------------------|
| <b>Transaction Type</b><br>For Lease                      | <b>Title</b><br>Fee Simple                     | <b>Days On Market</b><br>54          |
| <b>Lease Amount</b><br>35.00                              | <b>Lease Frequency</b><br>Annually             | <b>Zoning</b><br>MU-1 f3.0h16        |
| <b>Subdivision</b><br>Glendale                            | <b>Building Type</b><br>Low Rise (2-4 stories) | <b>Year Built</b><br>2026            |
| <b>Structure Type</b><br>Mixed Use                        | <b>Property Type</b><br>Commercial             | <b>Property Sub Type</b><br>Retail   |
| <b>Building Area (Sq. Ft.)</b><br>4000.00                 | <b>Building Area (Sq. M.)</b><br>371.61        | <b>Foundation</b><br>Poured Concrete |
| <b>Inclusions</b><br>To be determined upon Due Diligence. | <b>Restrictions</b><br>None Known              | <b>Reports</b><br>Floor Plans        |

New commercial retail space available for lease in the heart of Glendale. Offering approximately 4,000 SF with three separate bays that can be leased individually or combined to suit a variety of business needs. Occupancy available Q4 2027. Flexible layout ideal for fitness, studio use, pet care providers, retail, specialty food store, and/or restaurant concepts. Excellent opportunity to secure space in a growing commercial corridor.

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