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8, 3803 26 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
34511

MLS ID:
A2293892

\$30



 **PAUL RUDOLF**

 CDN Global Advisors Ltd.
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 8, 3803 26 Avenue SW, Calgary , Alberta T3E 6V7

Transaction Type For Lease	Days On Market 58	Lease Amount 30.00
Lease Frequency Annually	Subdivision Glenbrook	Building Type Strip Mall
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 2750.00	Building Area (Sq. M.) 255.48
Cooling Central Air	Heating Natural Gas	Commercial Amenities Exercise Room,Paved Yard,Shower
Inclusions N/A	Restrictions Landlord Approval	Reports Call Lister

Retail Space for Lease | Glenbrook SW – High Exposure on 37 Street SW CDN Global Commercial Real Estate Advisors is pleased to present this ±2,750 SF retail opportunity located in the highly sought-after community of Glenbrook SW. Positioned along busy 37 Street SW, this property benefits from excellent visibility, strong vehicular traffic, and convenient access, making it an ideal location for a wide range of retail and service-based users. Formerly operated as a yoga studio, the space offers an open and functional layout that can be easily adapted to suit various business needs. The existing zoning within the shopping centre supports a diverse mix of permitted uses, providing flexibility for tenants seeking to establish or expand their presence in a well-established neighbourhood. Surrounded by dense residential population and complementary local businesses, this location presents a strong opportunity to capture consistent foot traffic and build a loyal customer base. CDN Global Commercial Real Estate Advisors is pleased to introduce this new +/- 2,750 SF retail space. in the highly desired community of Glenbrook SW. This sp Formerly operated as a Yoga Studio, the zoning in this shopping centre allows for a variety of uses.

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