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6815 26 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
34897


MLS ID:
A2302163

\$35



 **HARRY MORGAN**
 (403) 966-4663

 Royal LePage Blue Sky
 403-338-2200

 6815 26 Avenue NE, Calgary , Alberta T1Y 6M7

Transaction Type For Lease	Days On Market 13	Lease Amount 35.00
Lease Frequency Annually	Lease Term Other	Lease Term Remaining 120
Sub Lease 1	Subdivision Pineridge	Year Built 2026
Structure Type Office	Property Type Commercial	Property Sub Type Retail
Legal Plan 8611332	Building Area (Sq. Ft.) 1972.00	Building Area (Sq. M.) 183.20
Inclusions N/A	Restrictions Landlord Approval	Reports Building Plans,Leases

1,972 SF commercial unit available for sublease, ideally suited for a medical clinic and located adjacent to a pharmacy. Excellent opportunity for physicians looking to establish a new family practice, relocate an existing clinic, or expand into a fast-growing neighborhood. Situated in Pineridge, this location offers strong potential and visibility. Basic rent is \$35 PSF for Years 1–3, \$37 PSF for Years 4–7, and \$39 PSF for Years 8–10. Operating costs are \$19.47 PSF (to be verified). Unit includes CRU 2 and 3.

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