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2100 4 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
34970

MLS ID:
A2304087

\$25



 **NORM Z. XU**
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 2100 4 Street SW, Calgary , Alberta T2S 1W7

Transaction Type For Lease	Days On Market 8	Lease Amount 25.00
Lease Frequency Annually	Subdivision Mission	Year Built 1971
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 25.00	Building Area (Sq. M.) 2.32	Inclusions N/A
Restrictions Landlord Approval	Reports None	

Prime retail space available on a vibrant, high-exposure street, surrounded by destination restaurants, boutique retailers, and a strong daytime office population—an ideal location for businesses that benefit from visibility and consistent foot traffic. Offering approximately 1,730 SF, the unit is vacant and available for immediate possession, providing flexibility for a tenant to design and launch their concept without delay. The space is well suited for a variety of customer-facing uses, including specialty retail, showroom, personal services, wellness and beauty, studio, or professional service businesses. Ample plaza parking offers added convenience for both customers and staff. Lease rate: \$25.00 PSF Net, plus \$25.00 PSF Operating Costs. Use is subject to landlord approval. No restaurant use permitted.

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