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33, 3616 52 AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35362


MLS ID:
A2313751

\$31,680



 **PAT VUONG**
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 33, 3616 52 Avenue NW, Calgary , Alberta T2L 1V9

Transaction Type For Lease	Title Fee Simple	Days On Market 15
Lease Amount 31680.00	Lease Frequency Annually	Zoning C-C1
Subdivision Brentwood	Building Type Retail,Strip Mall	Year Built 1975
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Retail
Legal Plan 7711670	Building Area (Sq. Ft.) 25149.00	Building Area (Sq. M.) 2336.40
Lot Size (Sq. Ft.) 70396	Lot Size (Acres) 1.62	Construction Type Mixed,Stucco
Roof Tar/Gravel	Foundation Block	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports None		

This 1,440 sq. ft. retail space is now available for lease at Norbrent Shopping Plaza in the highly desirable Brentwood community. This location offers exceptional visibility and foot traffic, situated steps away from CIBC, A&W, and Northland Village Shopping Centre, which features Walmart, CIBC, McDonald's, Winners, and newly developed residential buildings. The property is also directly across from Sir Winston Churchill High School, providing strong daily activity from students, staff, and surrounding residents. This is an excellent opportunity to serve a well established residential neighbourhood with consistent demand for retail and service based businesses. Rent: • Net Basic Rent: \$22.00 per sq. ft. per year • Operating Costs: \$14.50 per sq. ft. per year

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