



101 - 14 Ave SE, Calgary

Retail Space for Lease

Area Available: 1,100 sq. ft. retail space

- ✓ Excellent exposure on the corner of 14th Avenue SE and Centre Street.
- ✓ Residential apartments tower all around this Beltline location with lots of daily walk-by and vehicular traffic.
- ✓ Ample customer street parking in front and beside the building
- ✓ Sprinklered
- ✓ Zoned CCMHX

Centre Point Grocery wants to reduce its current size which will create a 1,100 sq. ft. space for various business uses, including office, retail, food service, coffee shop, etc.

The entrance door of this 1,100 sq. ft. space will be facing Centre Street. Corner unit to face Centre St. & 14 Ave (See Plan)

Basic Rent: \$33.00 psf with escalations **Op. Cost:** \$13.00 psf
Utilities are included (Natural Gas and Electricity)
Term: 5 and 10-year Lease term considered

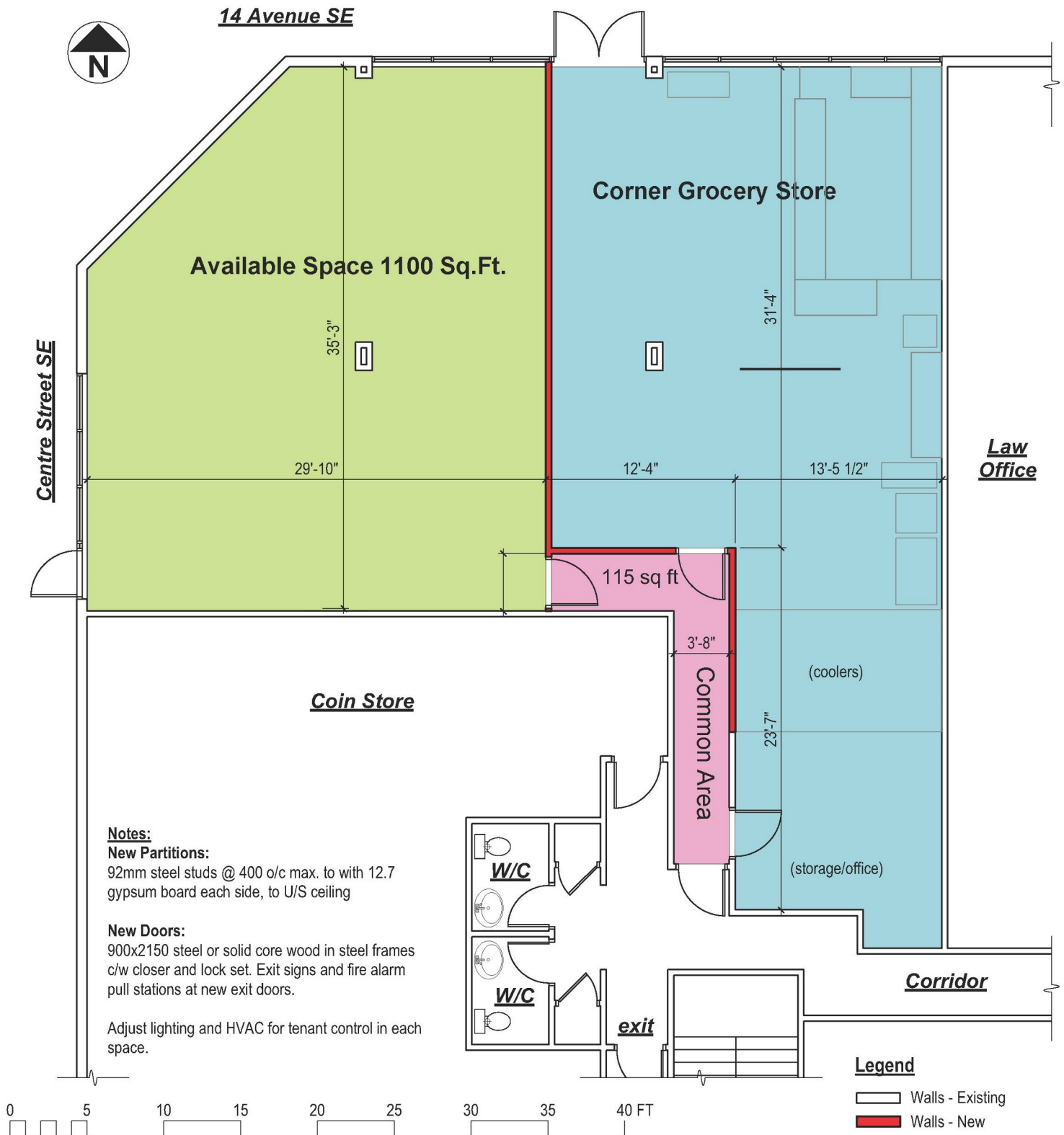
The retail area is part of The Richmond Condos which is a 100 Unit residential condo development with covered parking stalls which includes 7,000 sq. ft. commercial area on Main Floor shared with a Law firm and Coin Shop.

Views

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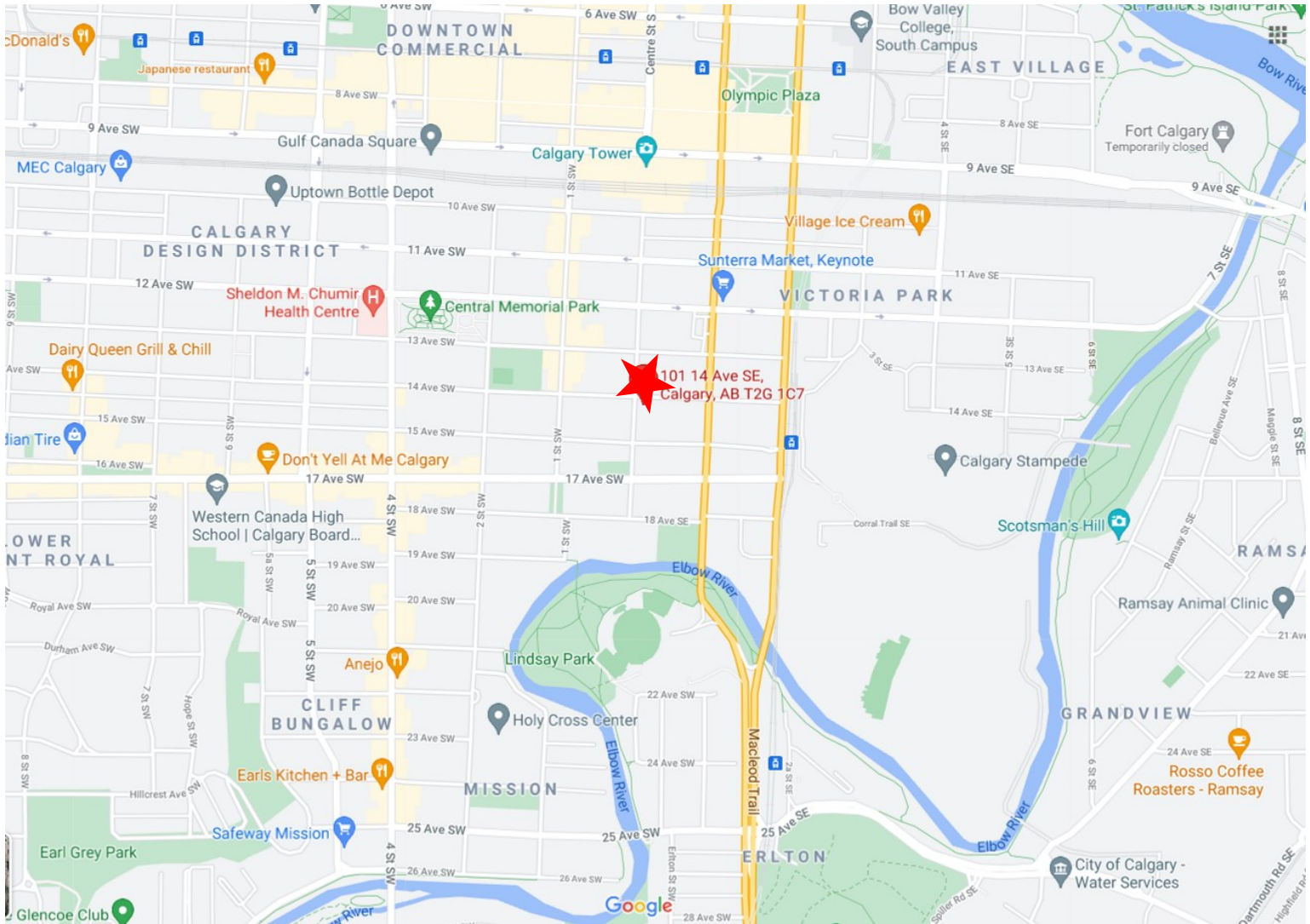




Map

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