



FOR LEASE

Clean Inner City Professional/Office Space - Parking Included
Space With Shared Entry/Waiting Area – OR – Potentially Fully Demised 124 42 Ave SW, Calgary, AB T2S 3B3

- Gross monthly rent: Call Listing Associate
- Availability: Immediate
- Excellent opportunity to secure a ready-made solution for your professional or office space
- Good surface parking right out front
- Clean and well managed building
- Very convenient access just off Macleod Trail
- Very convenient access just off Macleod Trail
- Walking distance from 39 Avenue LRT station
- Call today to arrange your private tour of this space
- For potential options to lease 2-3 offices/treatment room, please call the lister directly!
- NOTE: Floor plan is labeled as “main floor”. The main floor is accessed by front stairs leading up to the space directly from the main front entry



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

Executive Summary



OFFERING SUMMARY

Available SF: Up to 1,250 sq. ft. +/-

Lease Rate: Call Listing Associate

PROPERTY OVERVIEW

Excellent opportunity to secure a ready-made solution for your professional or office space

PROPERTY HIGHLIGHTS

- Gross monthly rent: Call Listing Associate
- Availability: Immediate
- Good surface parking right out front
- Clean and well managed building
- Very convenient access just off Macleod Trail
- Walking distance from 39 Avenue LRT station
- Call today to arrange your private tour of this space
- **IDEALLY SUITED FOR A HEALTH CARE, PERSONAL CARE, PROFESSIONAL OFFICES** that can utilize a shared front waiting area, although fully demising of the available space “may” be considered

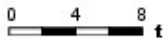
Additional Photos



Additional Photos

124 42 Ave SW, Calgary, AB

Main Floor Exterior Area 1815.31 sq ft
Interior Area 1636.93 sq ft



PREPARED: 2023/04/14



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Location Map

