



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

www.smicommercial.com

Contact:

Mathieu Déry
(403) 862-0799
mdery@smicommercial.com

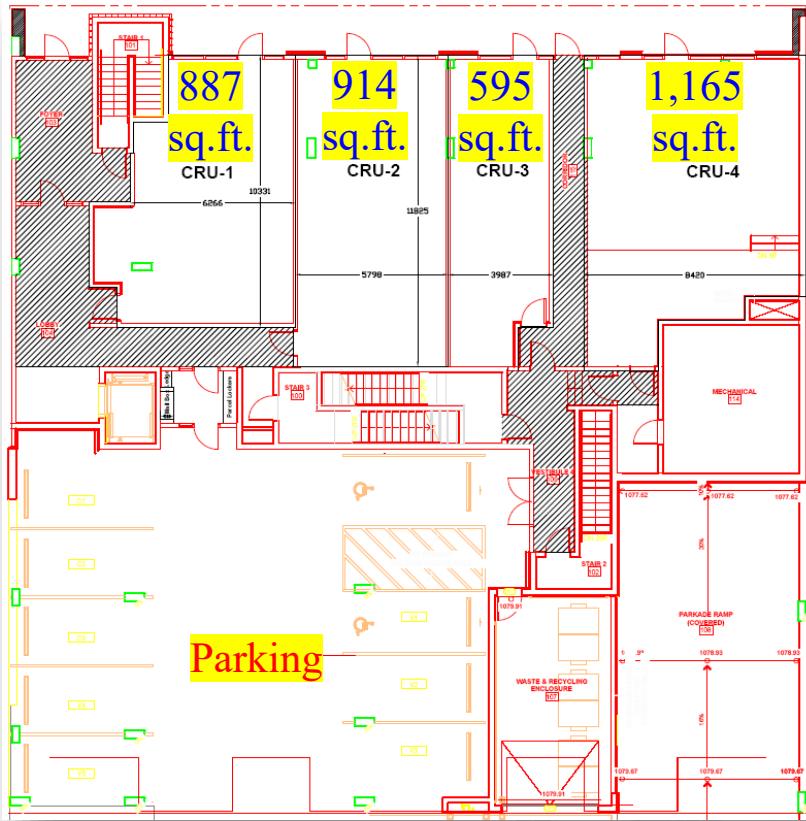


425 – 16 Avenue NE

\$42.00* net
(*plus annual increase)

\$6.00 est. C.A.M.
(incl. management)
\$9.00 est. P. Tax

- **From 600 sq. ft. - 2,400 sq. ft. avail.**
- **Tenant Improvement Allowance available**
- Renfrew Community
- C-COR2 zoning ([link below...](#))
- Customer & staff parking
- High visibility to 53,000 vehicles per day (2024)
- Very high-quality design & concrete construction complete early 2026



Available uses include
Retail, Health Care,
Pharmacy, Food,
Fitness, etc.

Click or type for **YouTube**
January 2026 construction update Virtual
tour: <https://youtu.be/WjYcQUgOVfc>



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.