

**AVISON
YOUNG**

For Lease

1351 & 1353 - 32 Avenue NE
Calgary, AB

Premium Retail Space
Available for Lease

1351

32 Avenue NE
Calgary, AB

1353

32 Avenue NE
Calgary, AB



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Property details

ADDRESS

1351 & 1353 32 Avenue NE, Calgary, AB

AVAILABLE

UNIT 1351: 3,657 SF | UNIT 1353: 2,446 SF

OCCUPANCY

Immediate

RENTS

Market

ADDITIONAL RENT

\$13.97 psf (2025) + 15% Management Fee

ZONING

Commercial - Corridor 3

PARKING

Surface Parking Available

Highlights



Prime Location: Situated along the bustling 32nd Avenue NE, just east of 12th Street, ensuring high visibility and accessibility.



Diverse Tenant Mix: Site is anchored by Craft Cellars, Beckham's Pub, McCall Dental, and Minute Muffler, attracting a steady flow of customers.



Ample Parking: Features abundant surface parking, enhancing convenience for shoppers and staff.

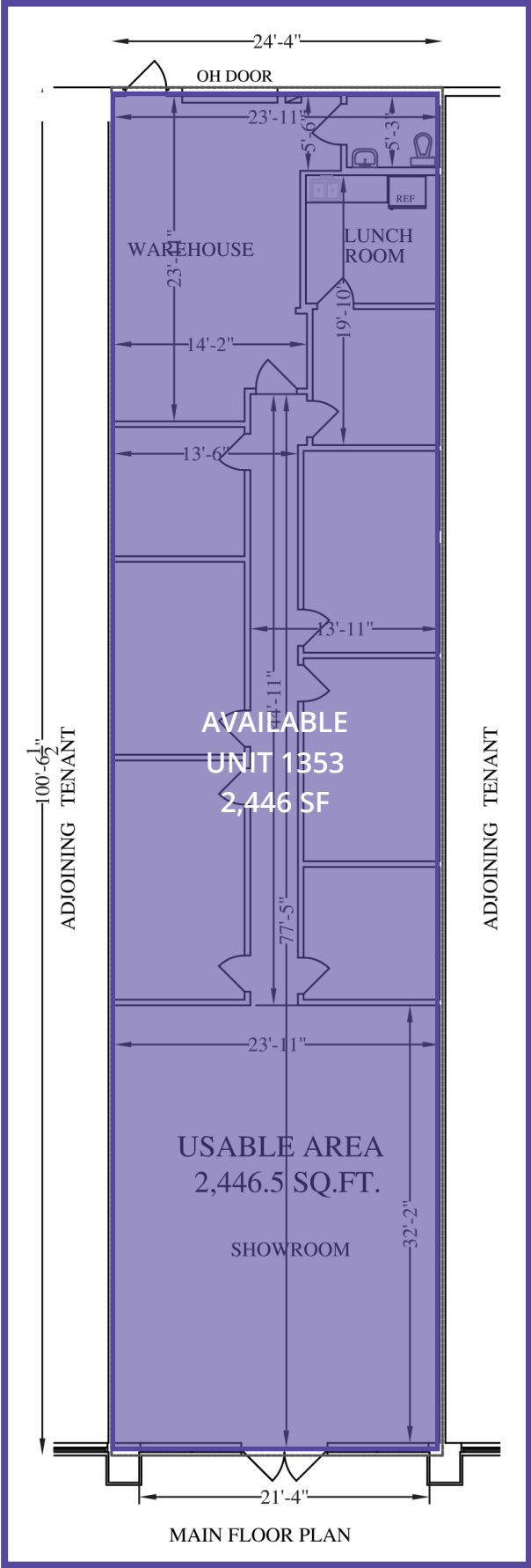
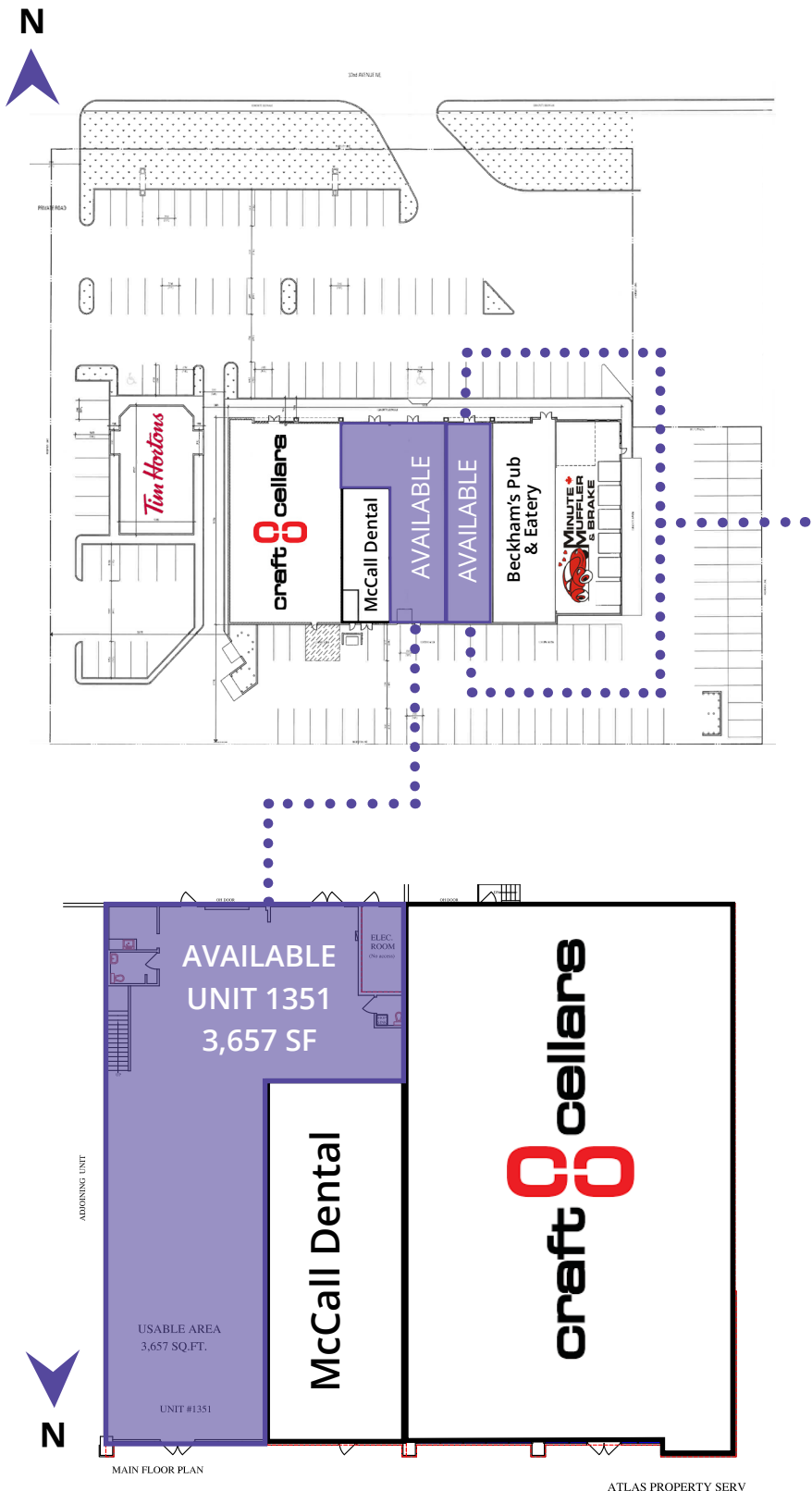


Pylon Signage: Offers prominent pylon signage opportunities to maximize brand exposure.



Site plan

Available: Unit 1351 **3,657 SF**
Unit 1353 **2,446 SF**





\$123,156

Average household income



277,290

Daytime Population



150,648

Population



65,168

Households

AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions.

We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Avison Young Commercial Real Estate Services, LP, Brokerage
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Get more info.

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