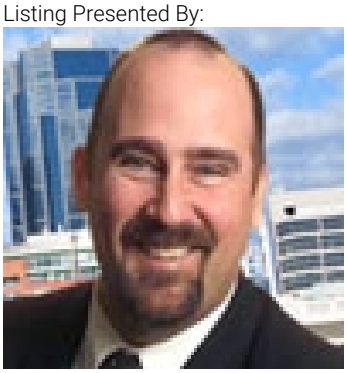


1750 120 Avenue Calgary Alberta

$28

Step into a new class of premium commercial space with this exceptional leasing opportunity at The Vaults -- Car Condo, where luxury meets functionality in a truly unique setting. This 1,650 sq. ft. unit, located in the highly sought-after Stoney 1 area, is designed for those who demand more than just simple storage. Whether you're a car enthusiast, collector, or entrepreneur seeking a versatile and upscale space, this unit delivers on every level. With the capacity to accommodate up to six vehicles comfortably--or up to eight with a lift system--it offers rare flexibility paired with striking presentation. Inside, the space is thoughtfully finished to blend utility with lifestyle. Enjoy a fully equipped kitchen complete with fridge, dishwasher, microwave, and sink, alongside dedicated living and dining areas -perfect for hosting, relaxing, or working in style. A full bathroom and in-unit laundry with sink add convenience, while epoxy flooring, a unit heater, and an advanced air detection system ensure durability and comfort year-round. One of the standout features is the impressive 23+ foot ceiling clearance, enhancing both storage potential and visual impact. The overhead electric door provides seamless access, and the unit is elevated further by large windows, including a rare exterior-facing window with serene pond views--an exclusive feature not found in all units. Beyond the unit itself, The Vaults offers a secure, gated environment with premium amenities including access to a private clubhouse and a dedicated wash bay--ideal for maintaining your vehicles, a home office or entertaining guests in a refined setting. Available for lease, the property is offered at $27.64 per sq. ft. base rent, plus $8.00 per sq. ft. in operating costs. This is more than just a storage space--it's a statement. Please note: the property may be used as a home office, for storage, a...

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca