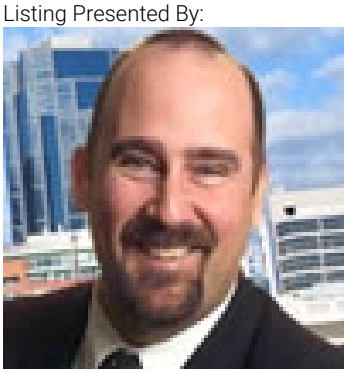


818 16 Avenue Calgary Alberta

$5,625

Exceptional leasing opportunity on busy 16th Avenue NW, offering outstanding visibility with approximately 35,000-46,000 vehicles passing daily. Up to 5,000 square feet of flexible space is available within a fully air-conditioned building featuring three levels, each equipped with private washrooms and kitchen facilities.The property is well-suited for a variety of uses, including retail, office, medical, and daycare operations. A unique daycare opportunity includes access to private outdoor space. The main floor offers excellent exposure and accessibility for customer-facing businesses.Additional features include a private parking lot, CCOR-1 zoning, and negotiable tenant improvement allowances to accommodate your business requirements.Property Highlights:Prime 16th Avenue NW location with exceptional exposure.Traffic counts of approximately 35,000-46,000 vehicles per day.Up to 5,000 sq. ft. available.Three-level building with private washrooms and kitchens on every floor.Main floor retail, office, or medical opportunities.Daycare potential with private outdoor space.Private on-site parking.Fully air-conditioned building.CCOR-1 zoning.Tenant improvements negotiable.Operating costs: $12.50 per sq. ft.Contact us today to discuss leasing options and arrange a viewing. (id:6769)

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

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