



For Lease

**Springtime
LEASING INCENTIVES**

GREAT BELTLINE LOCATION! | **1324 10 AVENUE SW
CALGARY, ALBERTA**



HIGHLIGHTS

- Conveniently located along 10th Avenue with easy accessibility to 14th street and the downtown core.
- Great space for the office like insurance, immigration, travel agency, accountant, and so on.
- Located close to mid-town Co-op, Community Health Foods, Greta Bar, National on 10th, CRAFT and Japanese Village.
- Less than 5 minute walking distance from the Sunalta LRT Station.

**BUILDING
INFORMATION**


Zoning
CC-X

P
Parking
Unreserved
Scramble


Floors
2

PROPERTY DESCRIPTION

Base Rent:	Contact Broker for Details
Op Costs & Taxes:	\$16.00 psf est 2024
Size:	Unit 14: 1,061 sq. ft. Unit 242: 766 sq. ft.
Restrictive Uses:	No vape, smoke shop or cannabis use allowed
Term:	Negotiable
Available:	Immediately

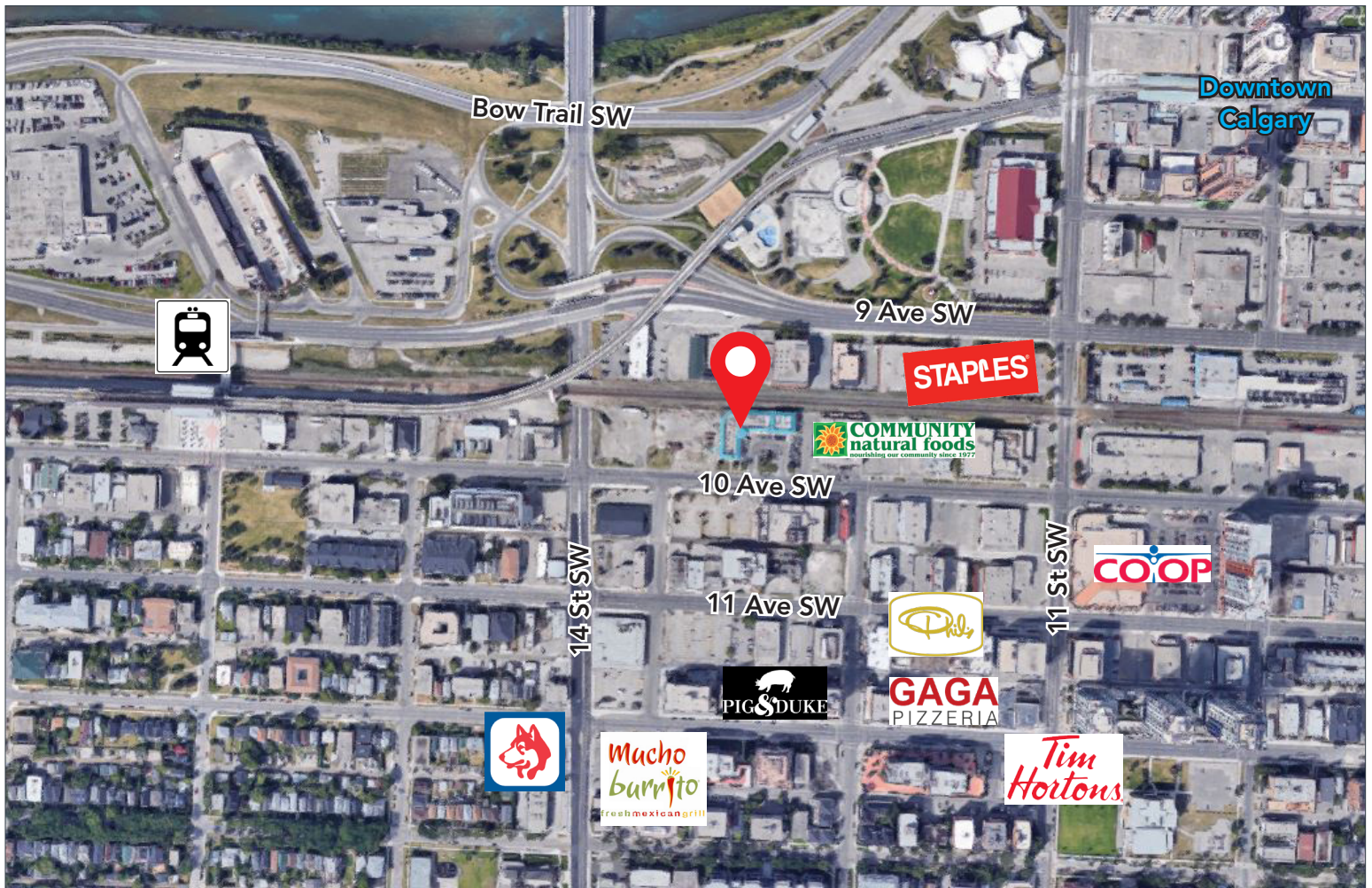
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AvenueCommercial.com

AVENUE | **Commercial**
Real Estate Solutions



LOCATION

1324 10 Avenue SW, Calgary, Alberta



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