



GREAT SW BELTLINE LOCATION

**1211 14 STREET SW
CALGARY, ALBERTA**



HIGHLIGHTS

- Second floor office space available immediately.
- Direct exposure to busy 14th Street SW!
- Walking distance to Sunalta LRT station.
- Wide range of services, food / dining options in the immediate area.
- High vehicle and foot traffic zone!
- +/- 30,000 vehicles per day pass by this storefront.

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$15.00 psf (est.)
Size:	Unit 204: 1,691 sq. ft. Unit 206: 705 sq. ft.
Zoning:	C-COR1 (retail)
Availability:	Immediate
Term:	3 to 5 years
Parking:	Surface/freeflow

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions



UNIT 206

1211 14 Street SW, Calgary, Alberta



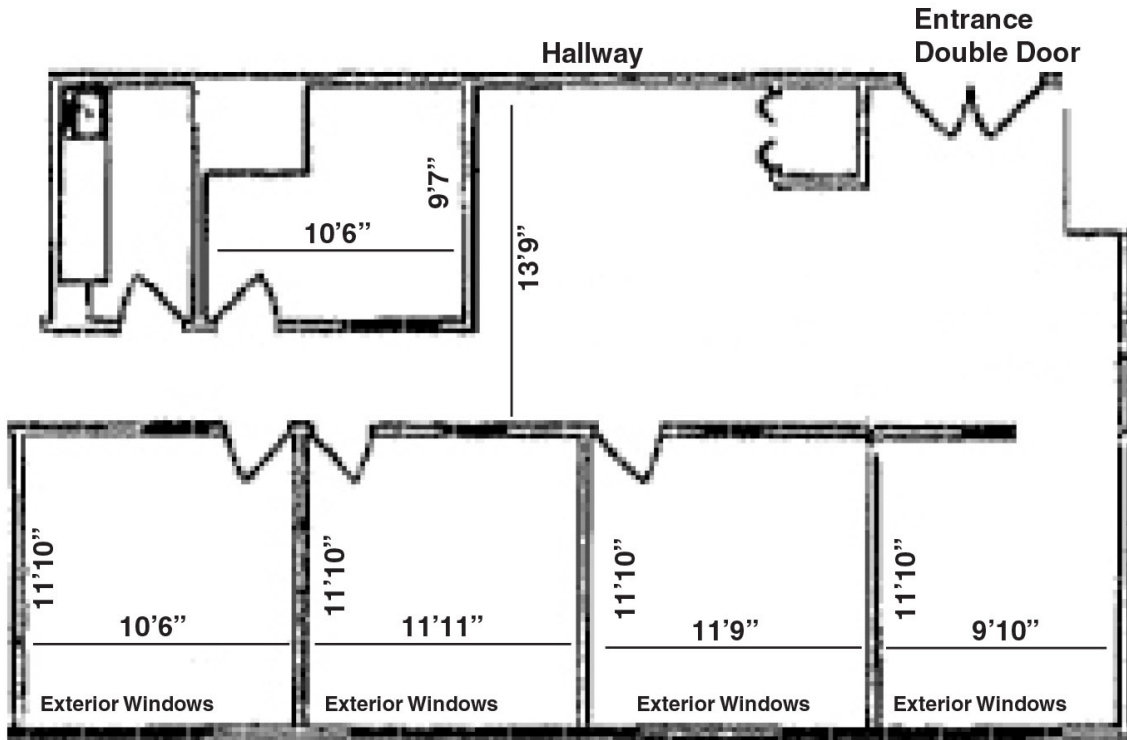
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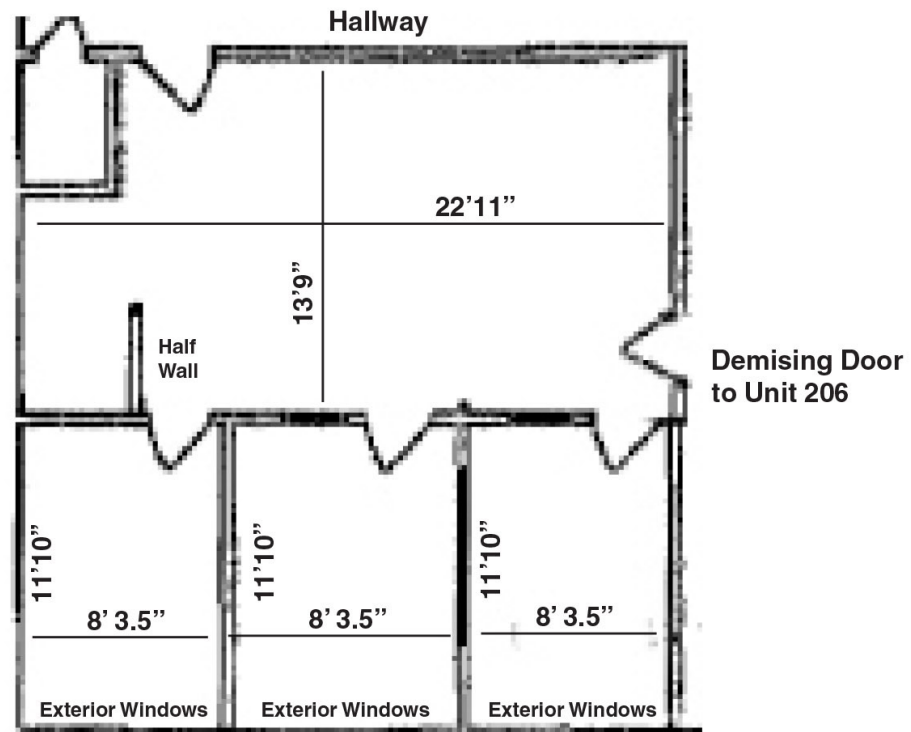
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Unit 204



Unit 206



Both units can be combined into one unit of 1,863 sq. ft.

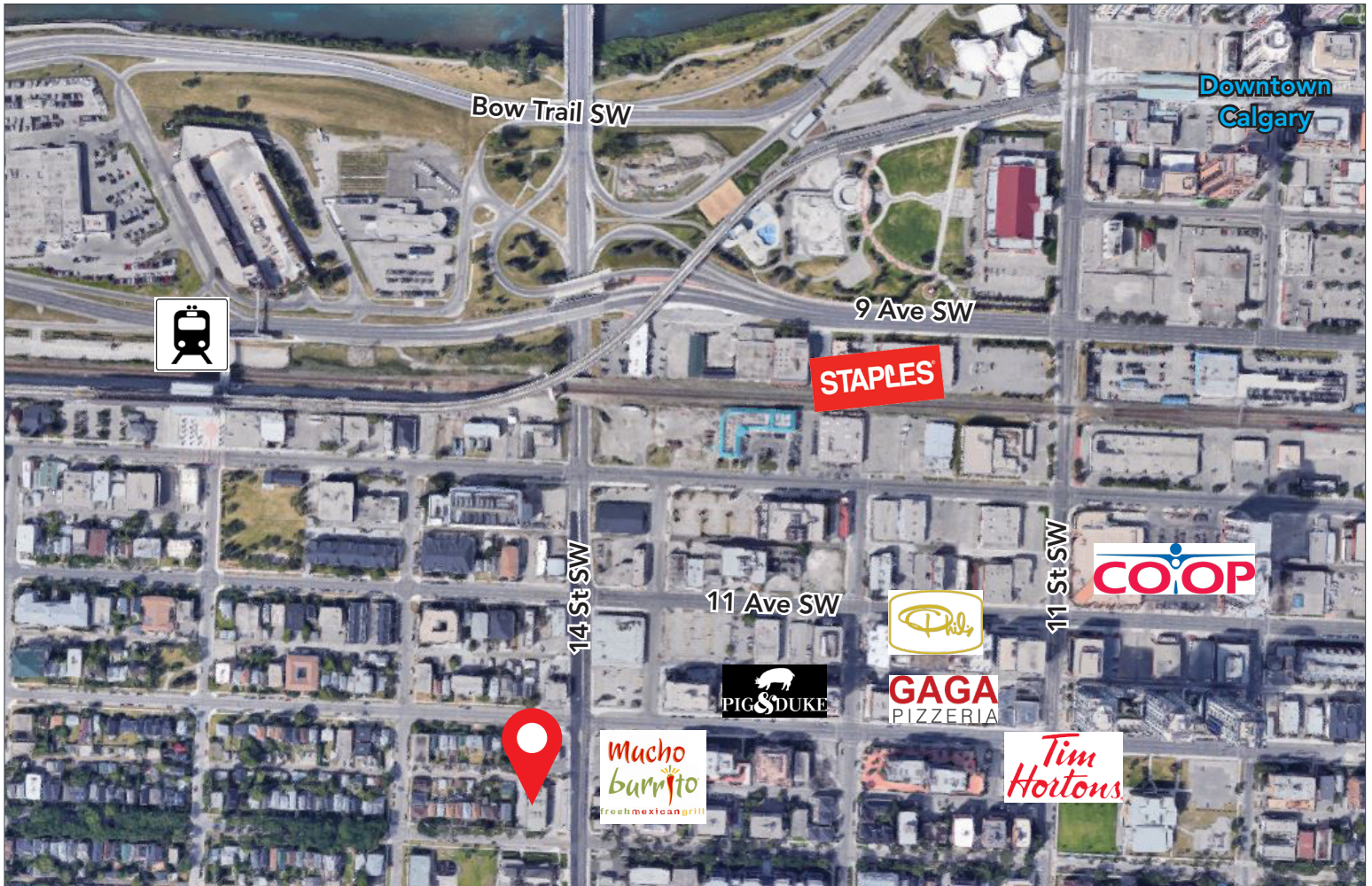
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CHOOSE YOUR AVENUE

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