

614, 5075 Falconridge Boulevard NE  
Calgary, Alberta

MLS # A2138256



## \$38 per sq.ft.

Division: Falconridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,970 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Lease space available for immediate possession! This property is in a prime location with plenty of traffic and parking! Completely finished with 2970 SqFt with a main level of 2180SqFt & the upper level of 790SqFt, this space was previously a fashion boutique. The basic rent for the main floor is \$38.00/SqFt and the rent for the upper level is \$28/SqFt. The main level is full of built in shelving, 2 dressing rooms, a rear storage and bathroom. The reception area is open and spacious for clients. The private dressing room has another bathroom. At the rear of the main level is a staff kitchen for break use. Upstairs is wall to wall with built in storage shelving! This location features lots of parking available around the building.