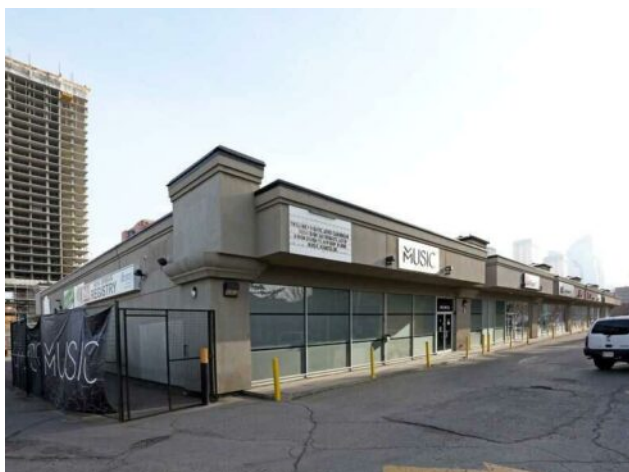


1124 10 Avenue SW  
Calgary, Alberta

MLS # A2176733

## \$6,250 per month



<b>Division:</b>	Beltline
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	28,000 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	Central, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.78 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Street Lighting
<b>Inclusions:</b>	N/A		

Rare 5,000 square foot retail/industrial space available for Lease for under market rents. Located on the corner of 10th avenue and 11th street directly across from the midtown coop in downtown beltline. This space is in shell condition has two bathrooms built out and boasts an open layout and nice finishing's. The building traditionally has very low vacancy and there are only two (2) units available currently. The property has an abundance of parking available for customers and patrons and the space accommodates a variety of uses. Please contact listing realtor or your favorite realtor to book a showing.