

Palliser
Realty & Management Corp.

FOR LEASE 403-807-2183

FOR LEASE

3,500 sq. ft.

Sunalta

1733 - 10th Avenue SW

Retail/Showroom/Office

Jeff Buziak

403-807-2183

jeff@palliserrealty.com

Palliser Realty & Management

2005 - 10th Avenue SW

Calgary AB T3C0K4

www.palliserrealty.com

Property Details



Sunalta

1733 -10 Avenue SW

DISTRICT:	Sunalta
LEGAL DESCRIPTION:	Lots 3 & 4 Block 216 Plan 5380V
ZONING:	CC-X
BAY SIZE:	3,500 sq. ft.
OFFICE/SHOWROOM:	2,000 sq. ft.
WAREHOUSE:	1,500 sq. ft.
ELECTRICAL:	200 amps 110/208 volts (New Service)
MECHANICAL:	Roof Top Units (2) 6 Ton
LOADING:	9' x 8' DI
CEILING HEIGHT:	14'
LEASE RATE:	\$20.00 per sq. ft. net
PROPERTY TAX:	\$7.80 per sq. ft. (2025 Budget)
OPERATING COST:	\$3.26 per sq. ft. (2025 Budget)
AVAILABLE:	July 2025

FEATURES

- Prime location on a busy street, within walking distance to Sunalta LRT Station
- Located in an active redevelopment area ideal for medical, retail or office use
- Secure, fenced rear compound with 10 on-site parking stalls
- Tenant improvement allowance available



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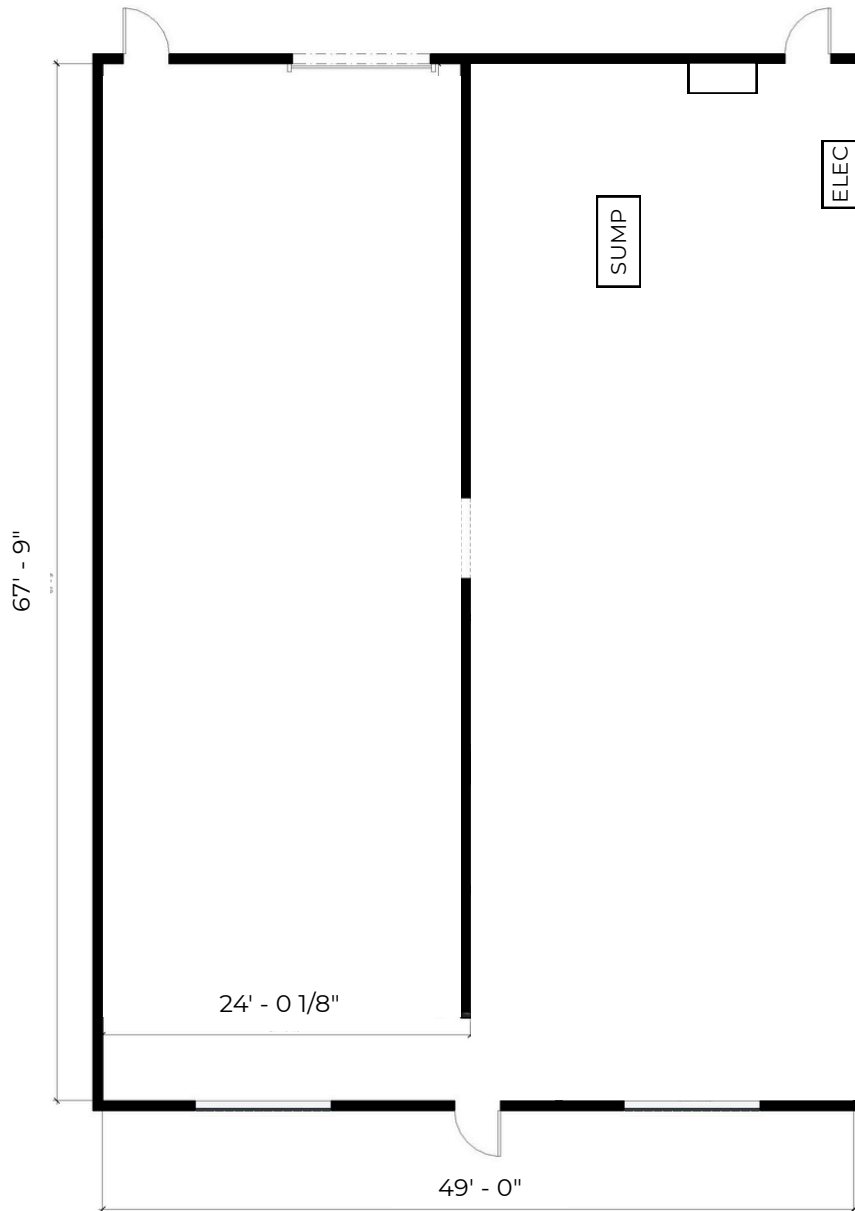
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Floor Plan



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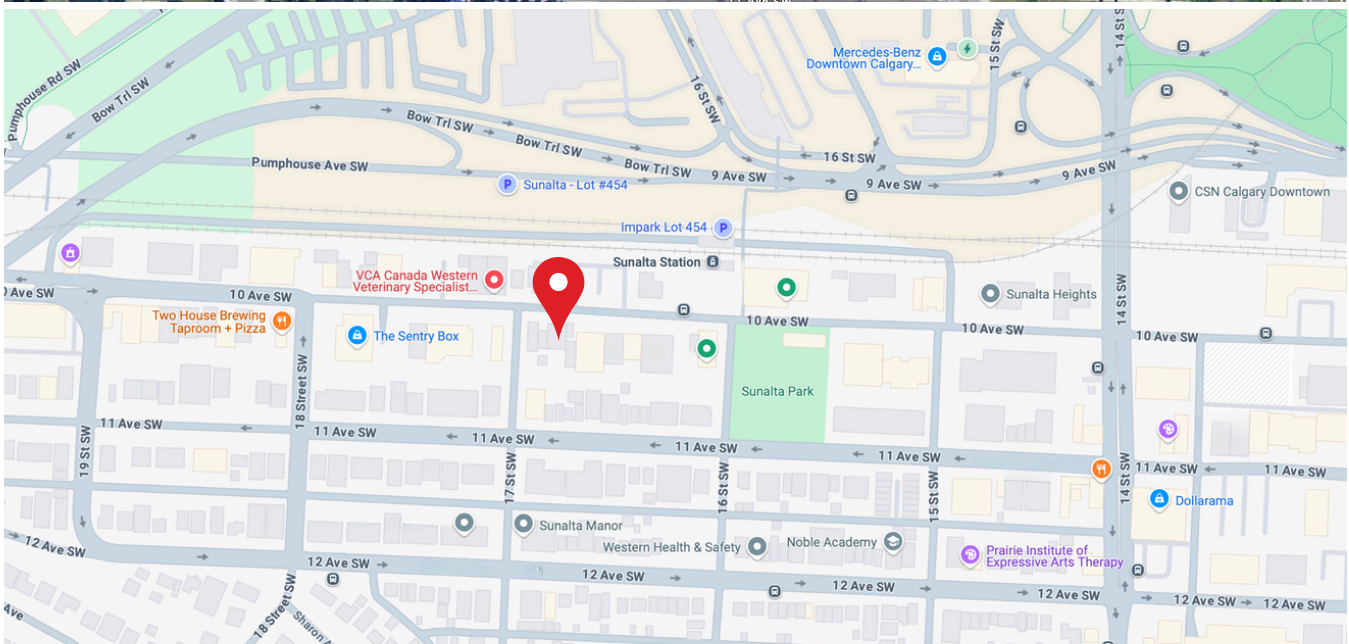
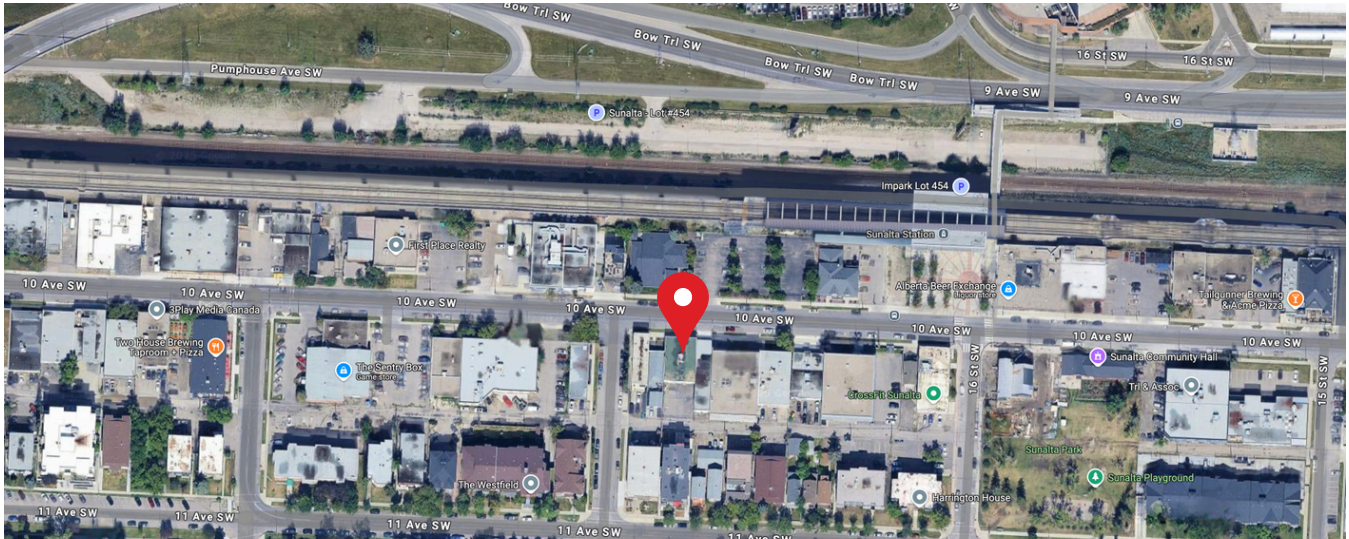
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Location



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