

RETAIL

# FOR LEASE

EAST VILLAGE

316 3<sup>rd</sup> Street SE, Calgary, AB T2G 2S4

# RE/MAX

COMMERCIAL

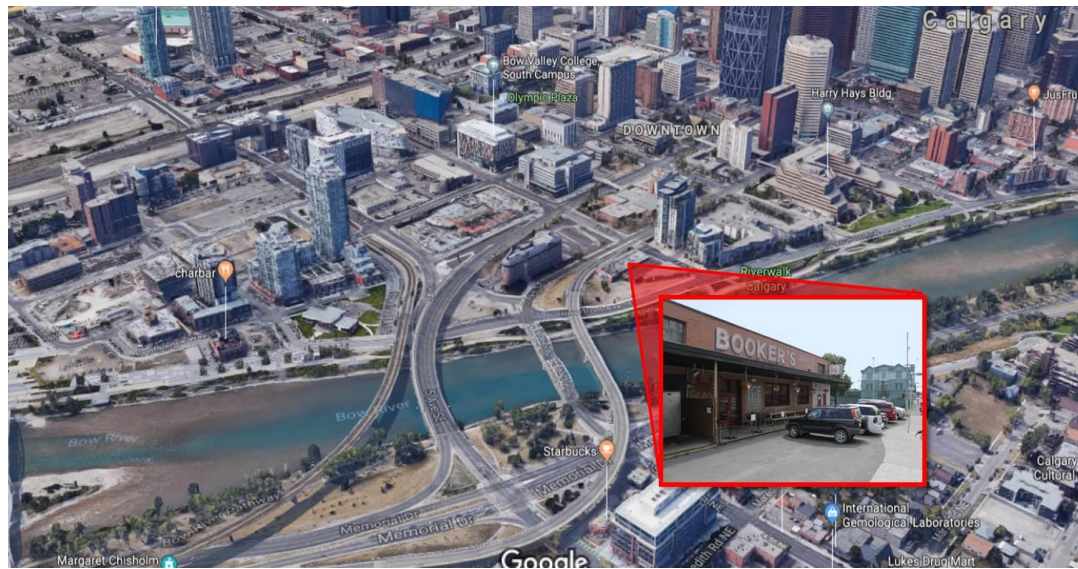


**Mahmud Rahman**  
mahmud@irolalberta.com

**Randy Wiens**  
randy@irolalberta.com

**Sharon Shore**  
sharon@irolalberta.com

Phone: 403-681-8830  
www.crealberta.com



206, 2411 – 4<sup>th</sup> Street NW, Calgary, AB T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman Team of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein.

# RETAIL FOR LEASE

EAST VILLAGE

**RE/MAX**  
COMMERCIAL

## BUILDING INFORMATION

Zone: CC-ET (See Suggested Uses)  
Signage: Overhead  
Year Built: 1955

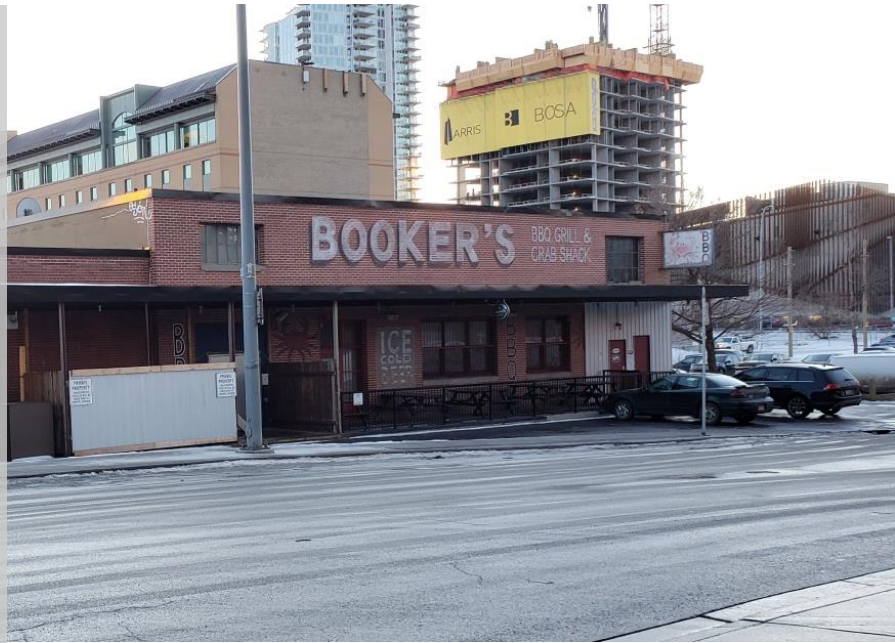
## LEASE INFORMATION

GLA: 21,135 sq.ft

Available: Unit #318: 2,055 sq.ft.  
Unit #314: 1,699 sq.ft.  
Unit #312: 2,338 sq.ft.  
Unit #417: 2,635 sq.ft.  
Unit #421: 6,853 sq.ft.  
Total: 15,580 sq.ft

Net Asking: Market

Op Cost: \$16 (Est 2019)



**Mahmud Rahman**  
mahmud@irolalberta.com

**Randy Wiens**  
randy@irolalberta.com

**Sharon Shore**  
sharon@irolalberta.com

Phone: 403-681-8830  
www.crealberta.com



RE/MAX REAL ESTATE (CENTRAL)

206, 2411 – 4<sup>th</sup> Street NW, Calgary, AB T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman Team of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein

RETAIL

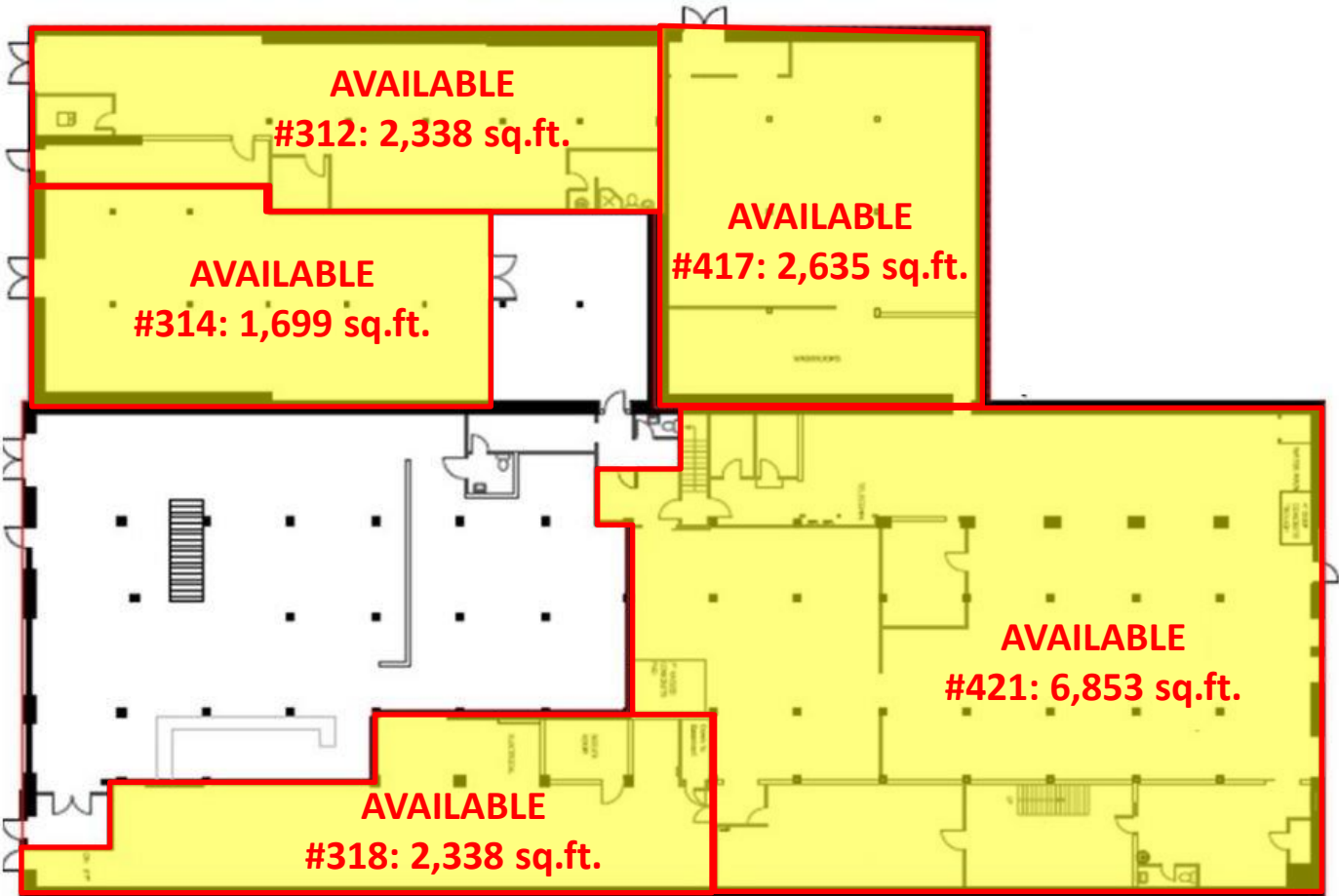
# FOR LEASE

EAST VILLAGE

GLA: 21,135 sq.ft. (approx)

Available: 15,580 sq.ft

**RE/MAX**  
COMMERCIAL



**Mahmud Rahman**  
mahmud@irolalberta.com

**Randy Wiens**  
randy@irolalberta.com

**Sharon Shore**  
sharon@irolalberta.com

Phone: 403-681-8830  
www.crealberta.com

RE/MAX REAL ESTATE (CENTRAL)  
206, 2411 – 4<sup>th</sup> Street NW, Calgary, AB T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman Team of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein.

RETAIL

# FOR LEASE

EAST VILLAGE

**RE/MAX**  
COMMERCIAL



**Mahmud Rahman**  
mahmud@irolalberta.com

**Randy Wiens**  
randy@irolalberta.com

**Sharon Shore**  
sharon@irolalberta.com

Phone: 403-681-8830  
www.crealberta.com

RE/MAX REAL ESTATE (CENTRAL)  
206, 2411 – 4<sup>th</sup> Street NW, Calgary, AB T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman Team of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein.

RETAIL

# FOR LEASE

EAST VILLAGE



**RE/MAX**  
COMMERCIAL®



**Suggested Uses:** accessory food service, accessory liquor service, convenience food store, financial institution, fitness centre, information and service provider, instructional facility, museum, pet care service, print centre, radio and television studio, retail and consumer service, specialty food store

**Mahmud Rahman**  
mahmud@irolalberta.com

**Randy Wiens**  
randy@irolalberta.com

**Sharon Shore**  
sharon@irolalberta.com

Phone: 403-681-8830  
www.crealberta.com

RE/MAX REAL ESTATE (CENTRAL)  
206, 2411 – 4<sup>th</sup> Street NW, Calgary, AB T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman Team of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein.