

FOR LEASE

6410 - 1A STREET S.W.

CALGARY, AB



UNIT SIZE

±2,665 SQ.FT.

CEILING HEIGHT

13'9" TBV

LOADING

1 DRIVE-IN WITH RAMP

NET RENT

\$16.00 PSF PER YEAR
PLUS ESCALATIONS

OPERATING COSTS & PROPERTY TAXES

\$6.34 PSF PER YEAR
(PLUS 5% MANAGEMENT FEES)

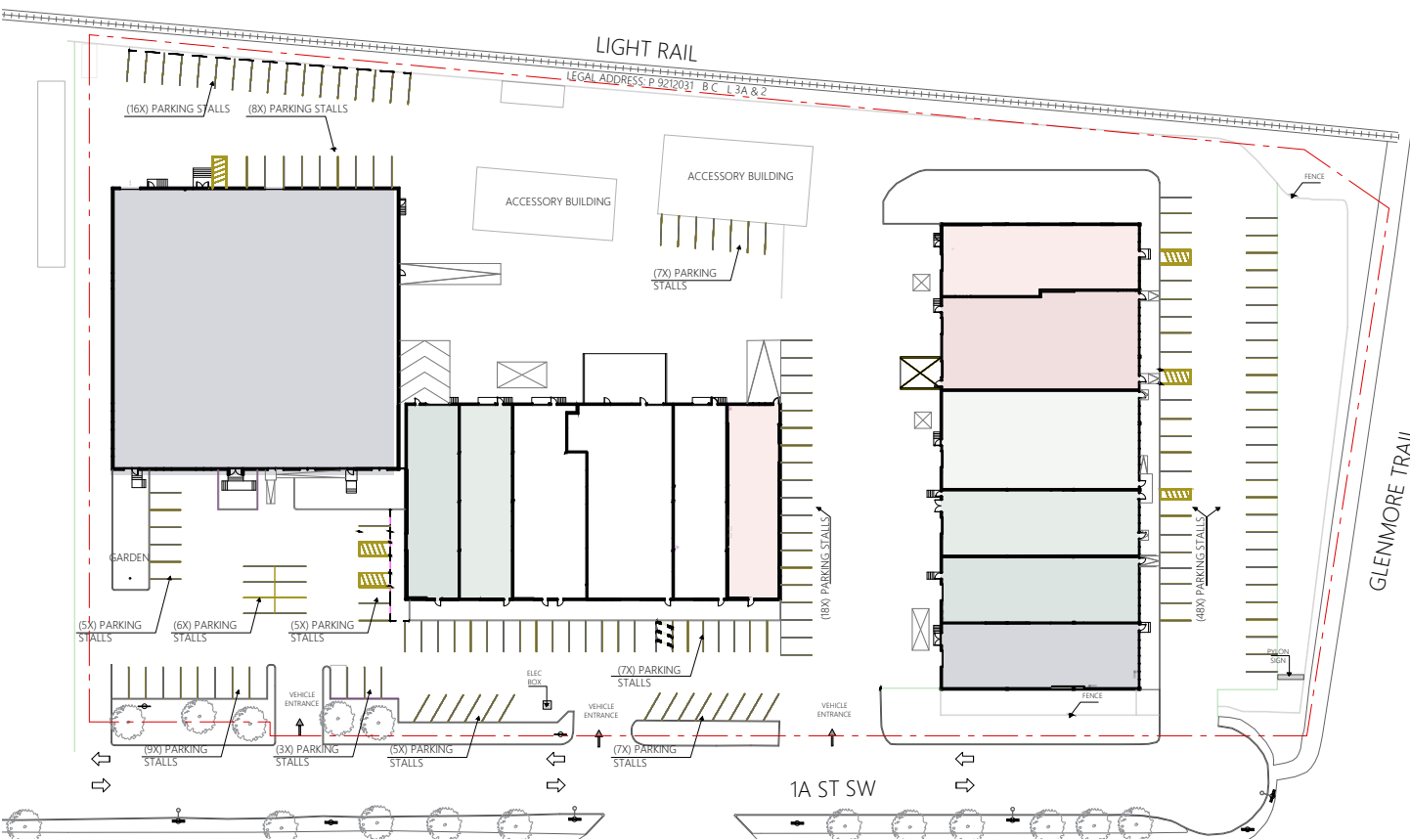
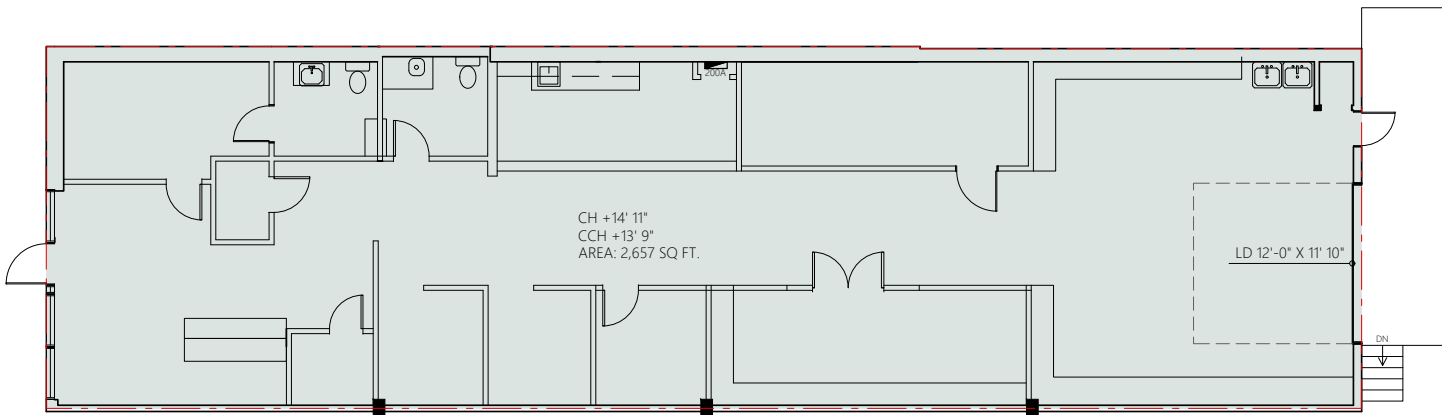
- North end unit with rear drive-in loading.
- Previous tenant was an educational esthetics studio, and salon fixtures have been left in place.
- Paved parking stalls and street parking available.
- Close proximity to the Chinook LRT Station, Chinook Centre, and major retail hubs.
- Minutes from Macleod Trail and Glenmore Trail access.
- Zoned DC (Direct Control) which allows for a variety of uses.

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LOCATION OVERVIEW



CONTACT US:

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