

FLEXIBLE RETAIL SPACE

*FOR LEASE - MULTIPLE
BAYS AVAILABLE*

1,557 Sq. Ft. — 3,887
Sq. Ft. or more

8 Units available!

7070 11 STREET SE
CALGARY, AB T2H 2W8

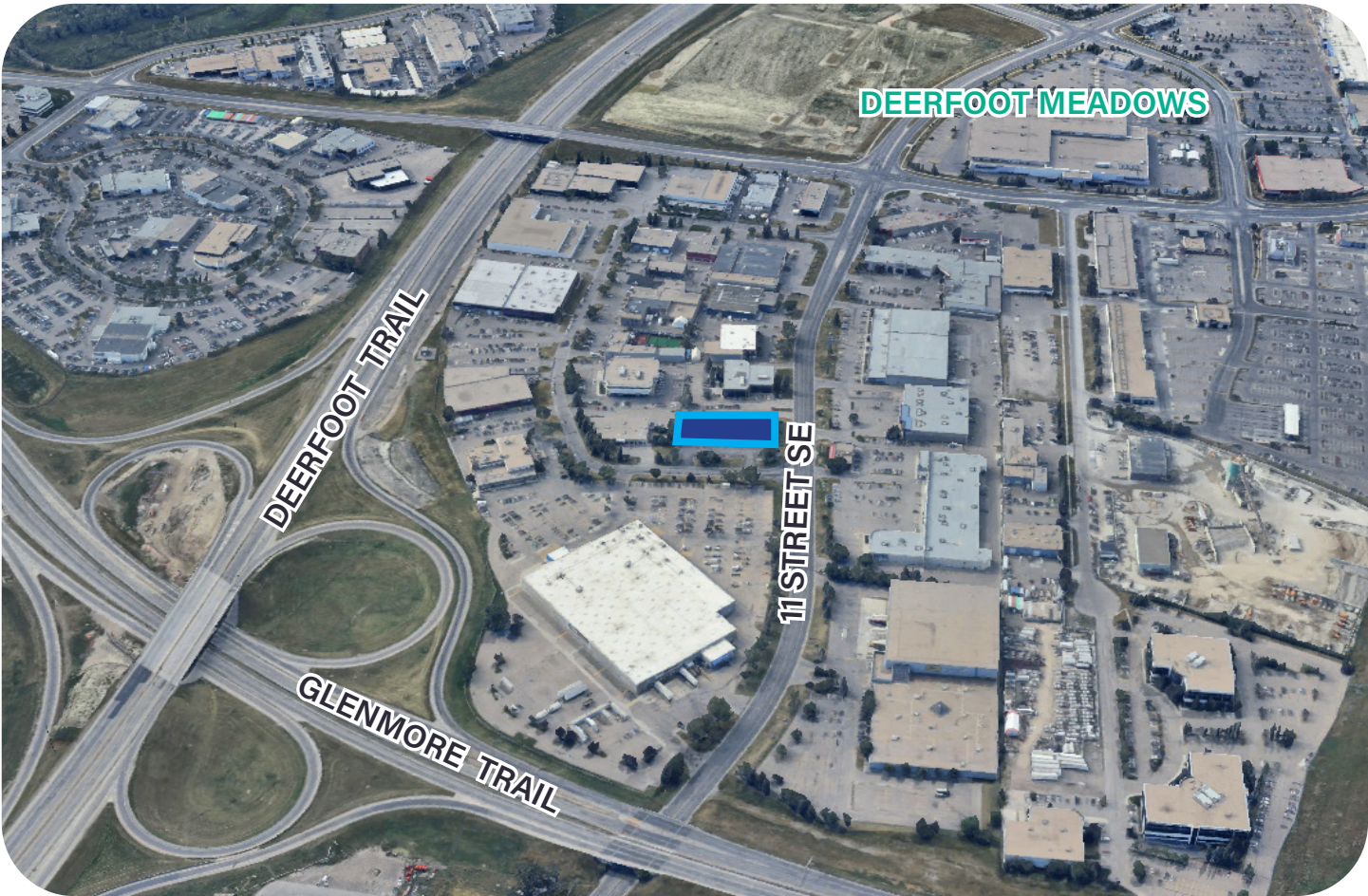
JIM EDWARDSON
Broker

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON
Associate Broker

403 973 0238
bennett@mpirealty.ca





*Building location. All lines are approximate.

Re Rent:	\$28 PSF with 5% increases years 3 and 5	Power:	100 Amp/TBV
Op Costs:	\$10.50 PSF	Zoning:	C-COR3
Term Options:	5 Years	Fenced Yard:	Entire complex
Parking:	Ample surface parking	Private Yard:	Bays 1-3 fenced yard
Loading:	12' x 14' Overhead door	Units:	1 - 8 Available

THE OFFERING: A rare opportunity to lease one or more retail bays in a high-traffic, easily accessible corridor in SW Calgary. Positioned along the busy 11th Street SE corridor, this property benefits from exceptional exposure to both commuter and local traffic. Large, modern façades allow for prominent tenant signage, ensuring visibility to thousands of vehicles daily. The site is easily accessible via 11 Street SE with QUICK access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail, providing seamless connectivity to all quadrants of the city.

Located just minutes from Deerfoot Meadows, The Calgary Farmers’ Market, and Chinook Centre, 7070 11 Street SE sits at the heart of a thriving retail and service hub. Surrounding businesses and established neighbourhoods drive consistent daytime and weekend traffic, making this an ideal setting for a wide range of retailers, restaurants, or service providers.

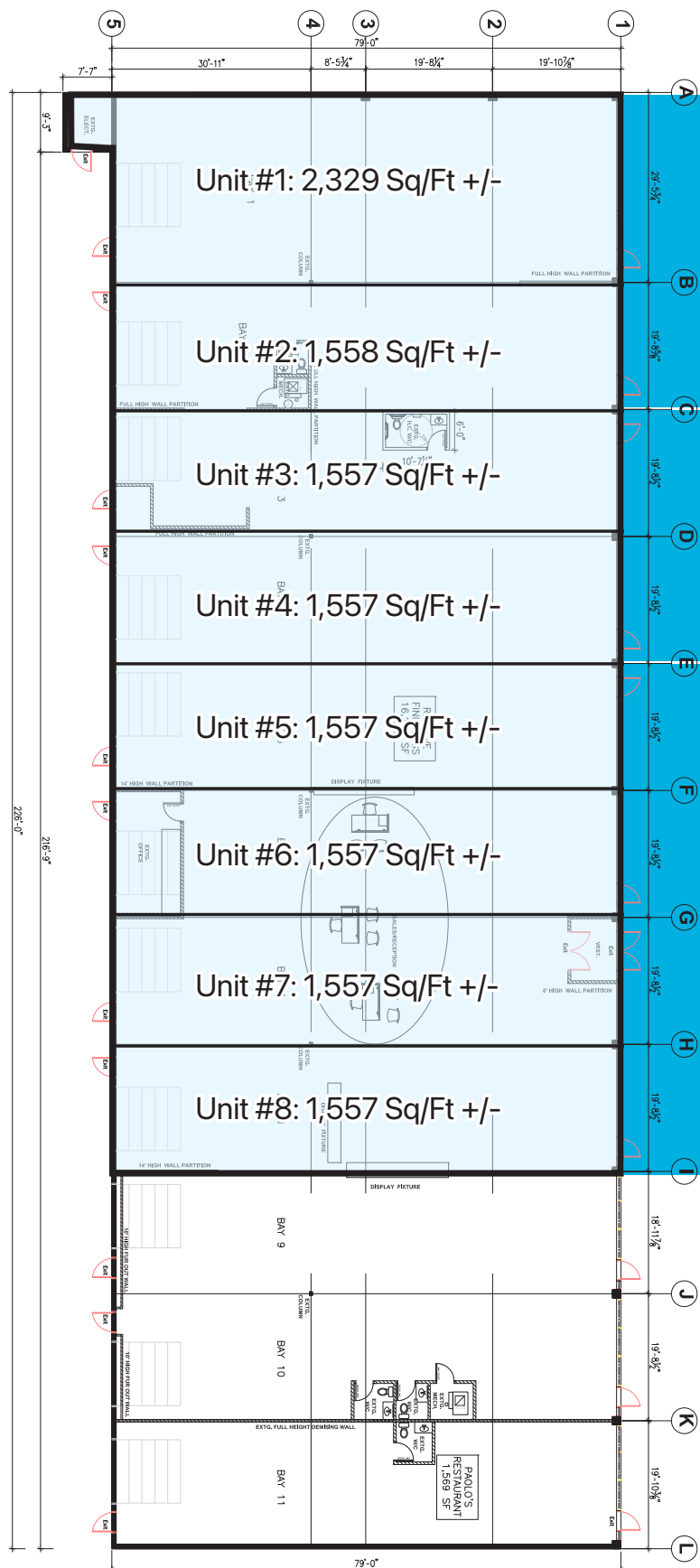
Operating Costs: property tax, water, sewer, waste &, snow removal, landscaping, HVAC maintenance, insurance and mgmt fees.

Tenant pays: Gas and electricity.

Units 1 & 2
3,887 Sq/Ft +/-

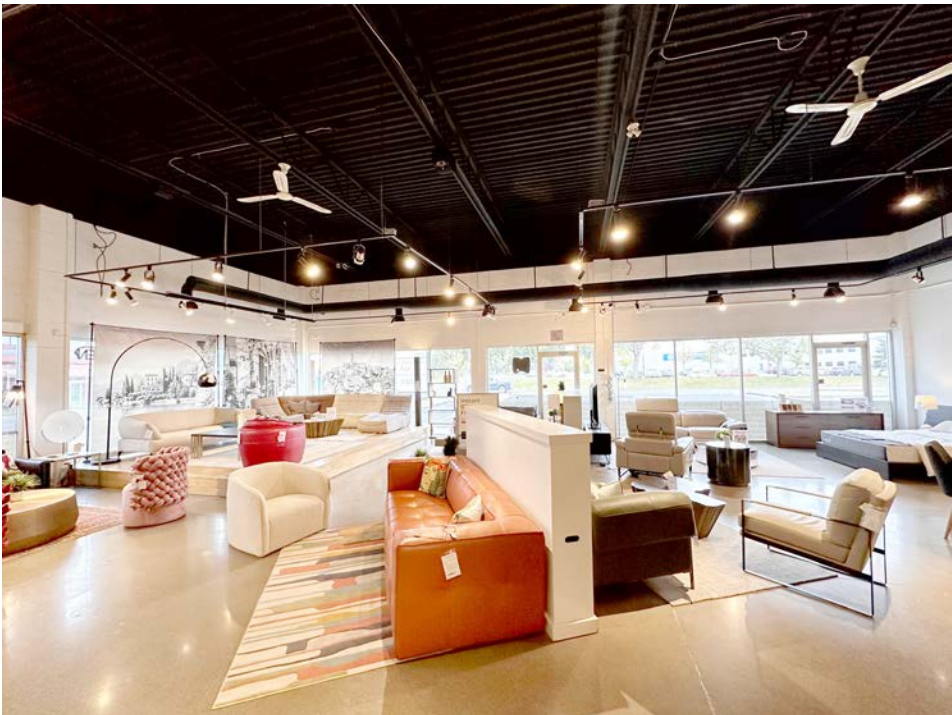
Units 3 & 4
3,114 Sq/Ft +/-

Units 5 to 8
6,224 Sq/Ft +/-



North









FOR MORE INFORMATION, CONTACT:

JIM EDWARDSON
Broker

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON
Associate Broker

403 973 0238
bennett@mpirealty.ca

MANCHESTER
PROPERTIES
Manchester Properties Incorporated
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.