



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

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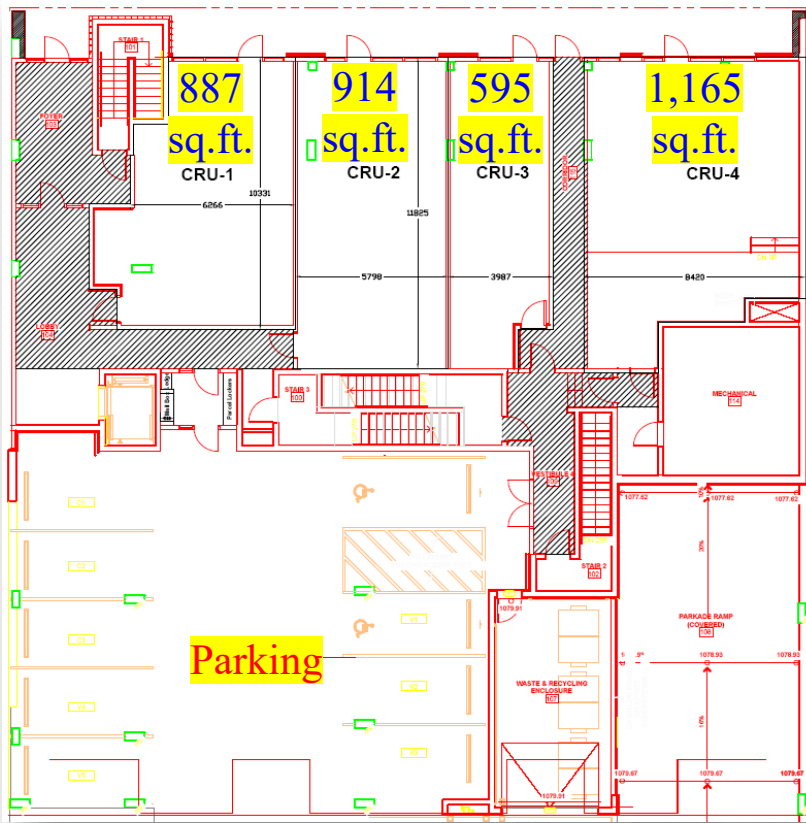


425 – 16 Avenue NE

\$42.00* net
(*plus annual increase)

\$6.00 est. C.A.M.
(incl. management)
\$9.00 est. P. Tax

- From 600 sq. ft. - 2,400 sq. ft. avail.
- **Tenant Improvement Allowance available**
- Renfrew Community
- C-COR2 zoning ([link below...](#))
- Customer & staff parking
- High visibility to 53,000 vehicles per day (2024)
- Very high-quality design & concrete construction complete early 2026



Available uses include
Retail, Health Care,
Pharmacy, Food,
Fitness, etc.



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.