

STANDALONE OFFICE BUILDING
LOCATED IN MISSION
// 1,767 SF

FOR LEASE

325 23 Ave SW, Calgary, AB



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PROPERTY HIGHLIGHTS



Prime Location: Located on 23 AVE SW, East of 4 Street SW in vibrant Mission.

Accessibility: Convenient access to major roads and public transportation.

Community Hub: Located in a vibrant community with a mix of residential and commercial property, attracting a diverse customer base.

Parking: ± Six (6) stalls fenced and secured at the rear of the property. Ample street parking available in front of building and within a close proximity to the property.

T.I.A: Tenant improvement packages are available and negotiable for qualified Tenant's.

PROPERTY OVERVIEW

Address: 325 23 Ave SW, Calgary, AB

District: Mission

Zoning: Direct Control (DC)

Year Built: 1912

Total Square Footage: 1,767 SF

Lot Size: 4,327 SF

Number of Stories: 2 finished & basement (storage bonus)

Parking: ± Six (6) parking stalls

Monthly Rent: \$5,000.00/month + GST

Operating Costs: \$1,048.42/month (est. 2024)

Availability: Immediately

INTERIOR FEATURES // 325 23 Ave SW, Calgary, AB

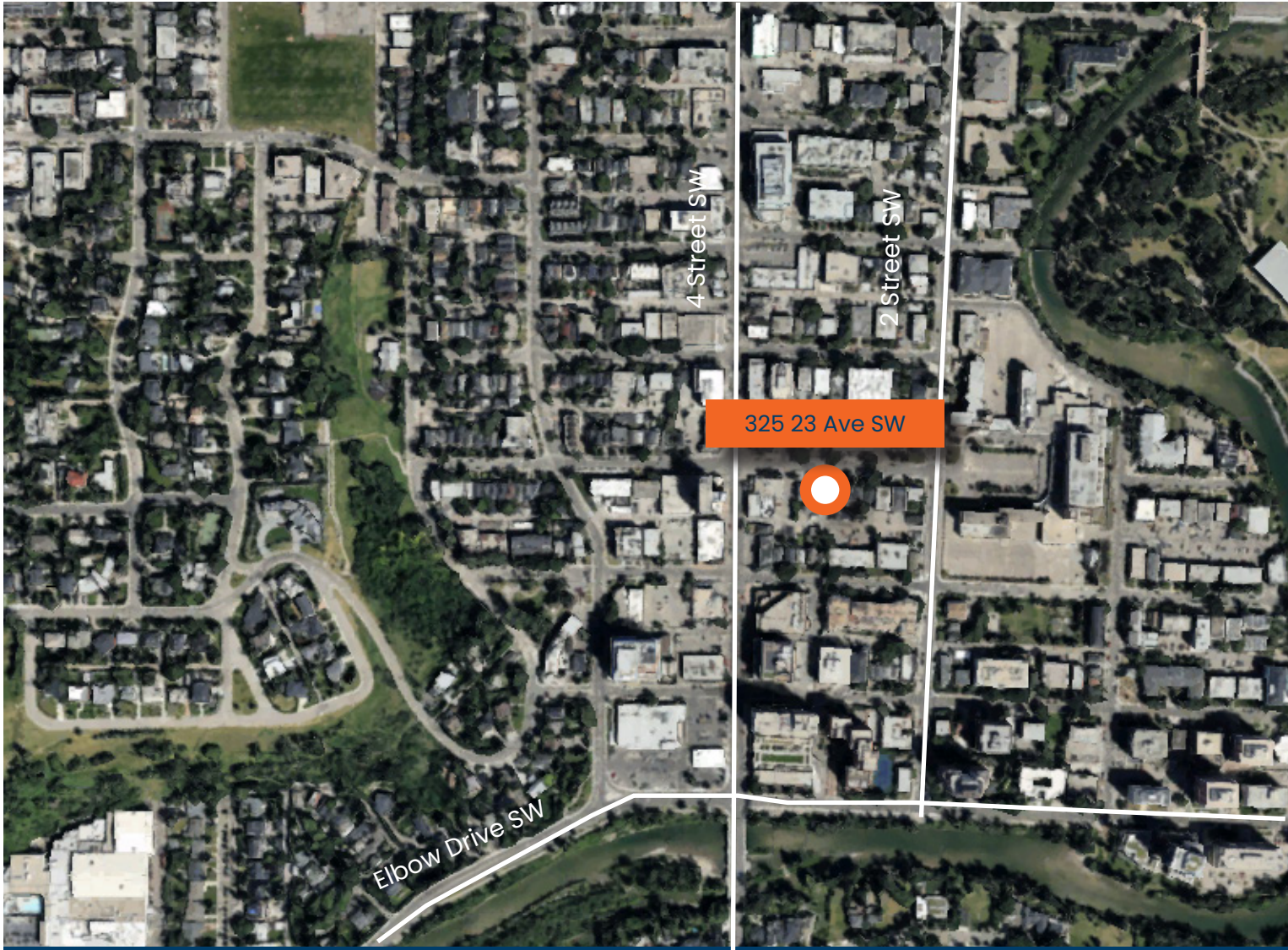


Features:
// Office space



//Office space and kitchen

LOCATION



Located in SE Calgary, Mission district, with convenient access to major thoroughfares for shipping and distribution.

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations

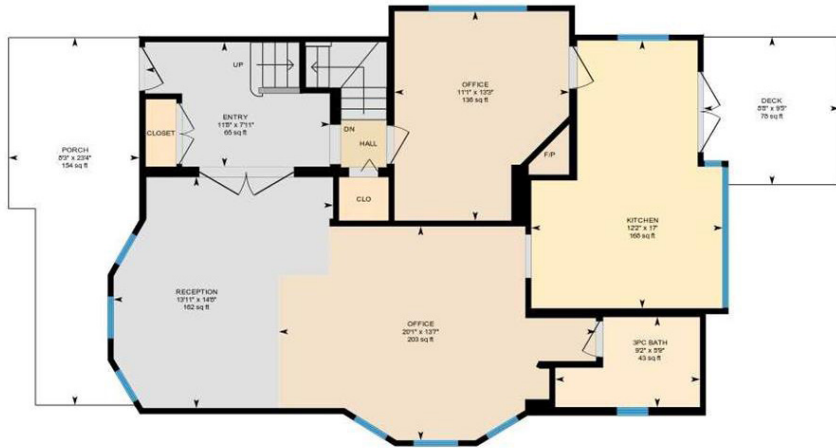


Prime location



Drive Times: Deerfoot Trail: 13 minutes Macleod Trail SW: 3 minutes Calgary Airport: 26 minutes

FLOOR PLANS



Main Floor



2nd Floor



Basement

Total floor plan area is 1,767 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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