

**340 50 Avenue SE**  
**Calgary, Alberta**

**MLS # A2220435**



**\$22 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

This vacant commercial space is now available for lease and offers exceptional flexibility for various business uses. The total available space ranges from 2,000 square feet up to 4,100 square feet. This location is highly suitable for a wide array of enterprises, including a large Daycare facility, which can occupy the full 4,100 square feet. It is also perfectly configured for wellness and service industries such as massage therapy, a spa, a tattoo studio, a medical clinic, a chiropractic office, a nail salon, or an acupuncture center. Furthermore, the space is ideal for creative and fitness concepts, including an art or dance studio, or a Pilates center. All types of businesses are welcome and encouraged to inquire. Individual office spaces are separately available for lease on the second floor of the building. The basic lease rate for the full 4,100 sqft space, specifically designated for a daycare, is set at \$26 PSF. A lower rate of \$22 PSF is offered for smaller 2,000 sqft spaces suitable for spa or massage therapy uses. The operating costs are structured to be all-inclusive, covering essential expenses such as property tax, parking, all utilities, and internet access. To enhance the building's efficiency and appearance, a recent window replacement project has been successfully completed.