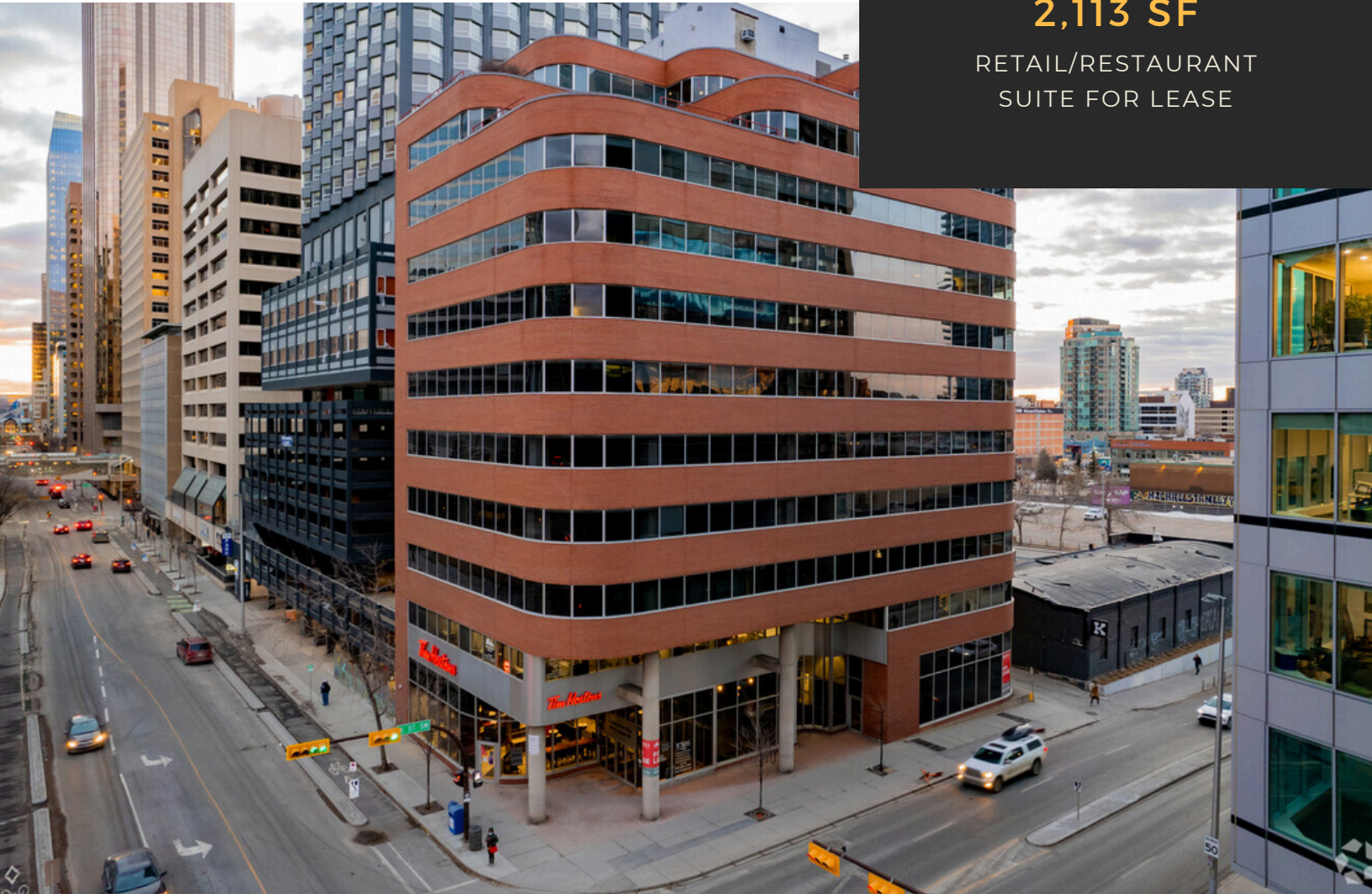


**2,113 SF**

RETAIL/RESTAURANT  
SUITE FOR LEASE



### FEATURES

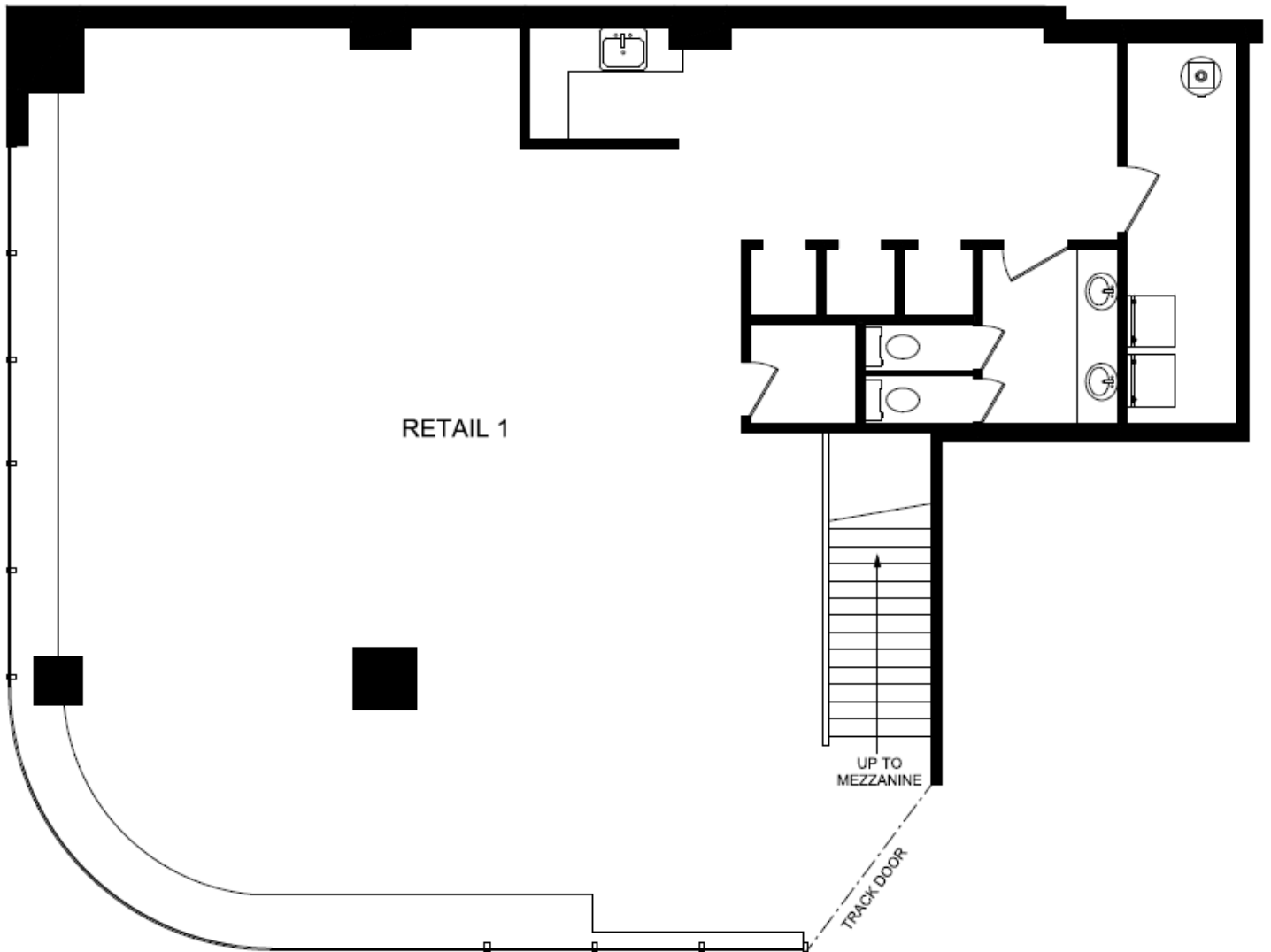
- 1ST FLOOR - CURRENTLY OPERATING AS A RESTAURANT
- 2,113 SF
- USE OF CURRENT EQUIPMENT NEGOTIABLE
- PRIVATE STREET ACCESS FROM 8TH AVENUE + LOBBY ACCESS
- GREAT EXPOSURE TO 8TH AVENUE AND 8TH STREET SW

Lori Suba  
President & Broker  
(403)850-4248  
lsuba@scoutrealestate.ca

Andrew Kay (Lead)  
Associate  
(403)354-3434  
akay@scoutrealestate.ca

# CENTURY PARK PLACE PROPERTY INFORMATION

TERM:	5 - 10 YEARS
NET RENT:	MARKET
OP COSTS (2024 BUDGET):	\$17.12 PSF
IMPROVEMENT ALLOWANCE/TURNKEY:	MARKET
AVAILABLE:	Q1 2025



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba  
President & Broker  
(403)850-4248  
lsuba@scoutrealestate.ca

Andrew Kay (Lead)  
Associate  
(403)354-3434  
akay@scoutrealestate.ca