



TRISTONE

COMMERCIAL REAL ESTATE

**811, 14 Street NW
Calgary, Alberta**

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CALGARY, ALBERTA

General Information

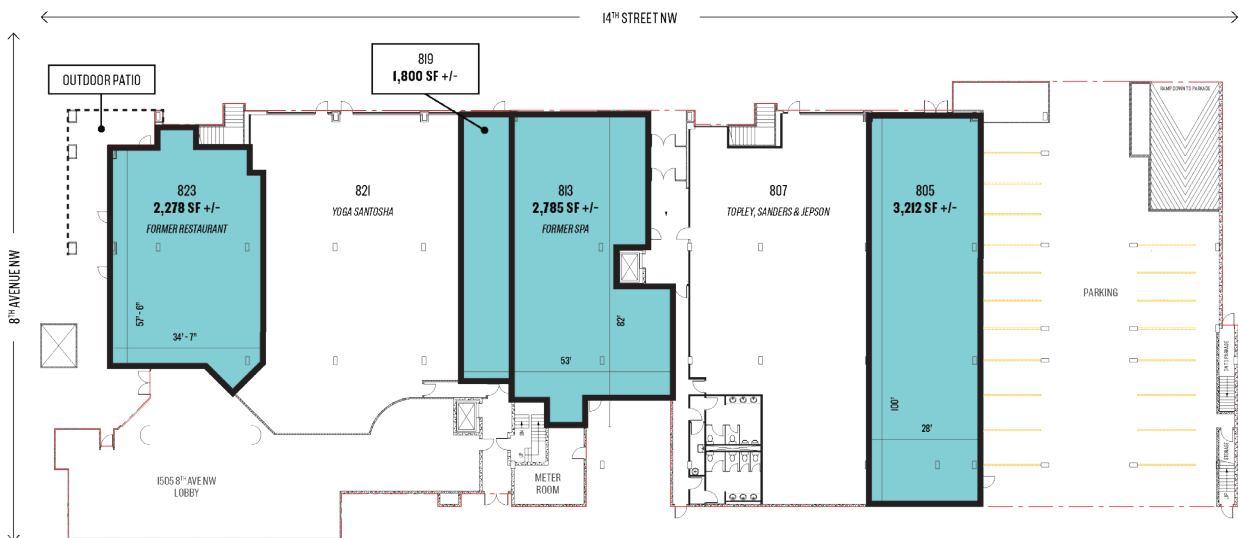
Welcome to 811 14 Street NW, a prime retail space for lease in the heart of Calgary. This highly desirable location offers a unique opportunity for businesses seeking a strategic and bustling environment.

Situated in a vibrant neighborhood, the surrounding area is known for its dynamic mix of retail, residential, and commercial establishments, making it a hub of activity. Proximity to public transportation and major thoroughfares further enhances the property's convenience.

Within a 3-kilometer radius, this corridor is dynamically energized by a vibrant daytime population exceeding 240,000. This bustling ecosystem is fueled by the proximity of thriving communities, including Hounsfield Heights/Briar Hill, Capitol Hill, and Kensington/Sunnyside.

Businesses looking to thrive in a dynamic and well-connected community will find this space to be an ideal canvas for success.

FLOOR PLAN



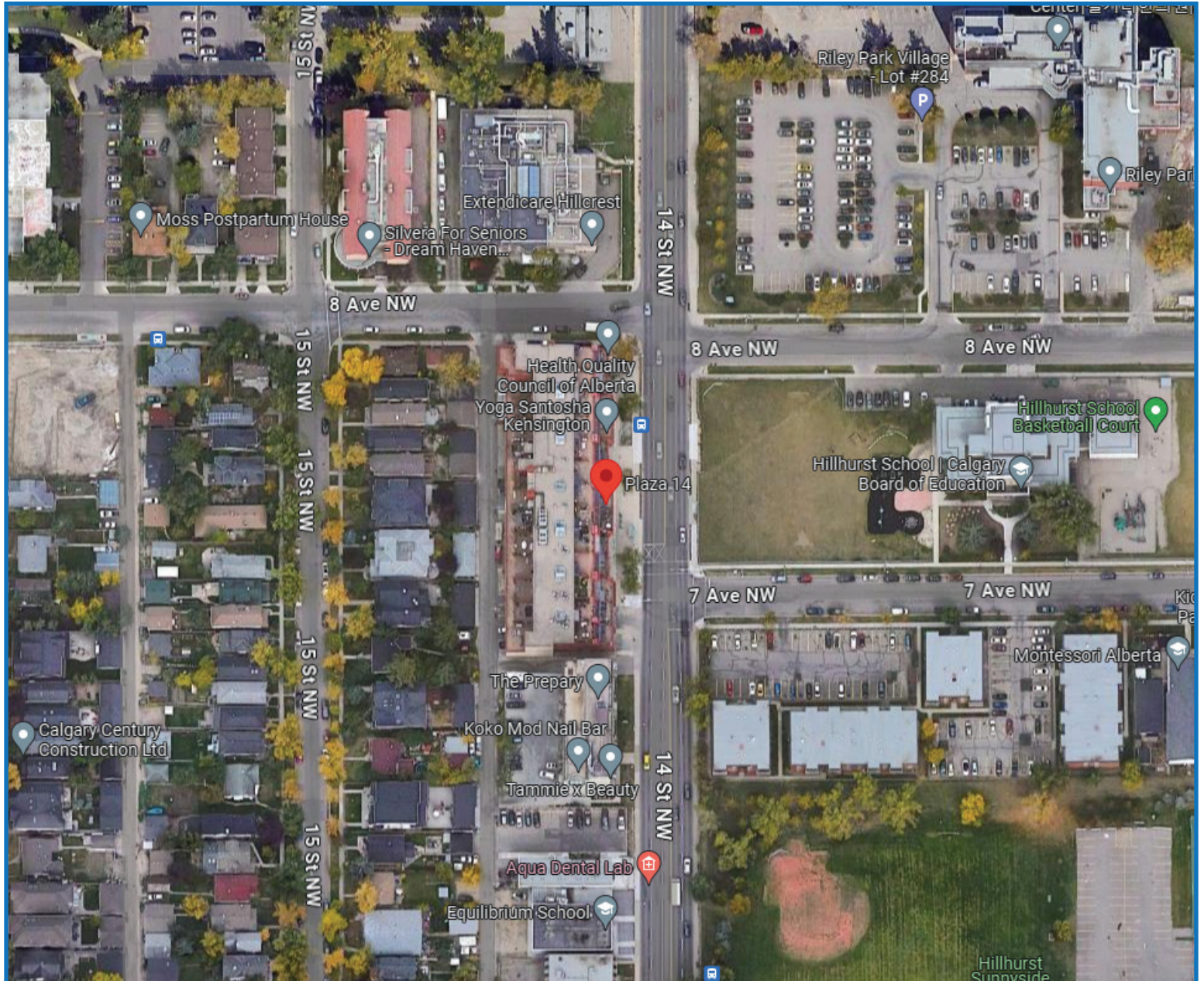
AVAILABLE FOR LEASE

805 — 3,212 SQ. FT.

813 — 2,785 SQ. FT

819 — 1,800 SQ. FT

823 — 2,278 SQ. FT



TERM:
5 - 10 years

Op.Cost:
\$16.00 SQ.FT

Lease Rate:
Market



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Please contact:

Glen Checkley

Broker

glen@tristonecommercial.com

Adam Gauthier

Senior Associate

adam@tristonecommercial.com

Andrew Dixon

Senior Associate

andrew@tristonecommercial.com

587.333.3111

www.tristonecommercial.com

