

## FOR LEASE

1,000 SF +/-

Unit 11 | New Renovations Completed



### **PROPERTY FEATURES**

- » Building exterior has new LED lights and illuminated signs
- » 2 offices, 1 boardroom, 1 bathroom
- Excellent location in the heart of a thriving business district, offering high visibility.
- » Quick access to Blackfoot Trail, Macleod Trail, Deerfoot Trail and Glenmore Trail.
- » Public transportation options such as nearby bus stops and c-train station, making it convenient for both customers and employees.
- » Versatile layout that can be easily customized to suit the needs of different retail businesses, offering the opportunity for a unique and tailored storefront.
- » Ample parking.
- » Various options available.
- » Landlord open to buildout options.
- » Landlord will install bigger loading door(s) if needed.
- » Book a tour to see the options available for your client.

3633 8 Street SE

naiadvent.com

Calgary, AB T2G 3A5

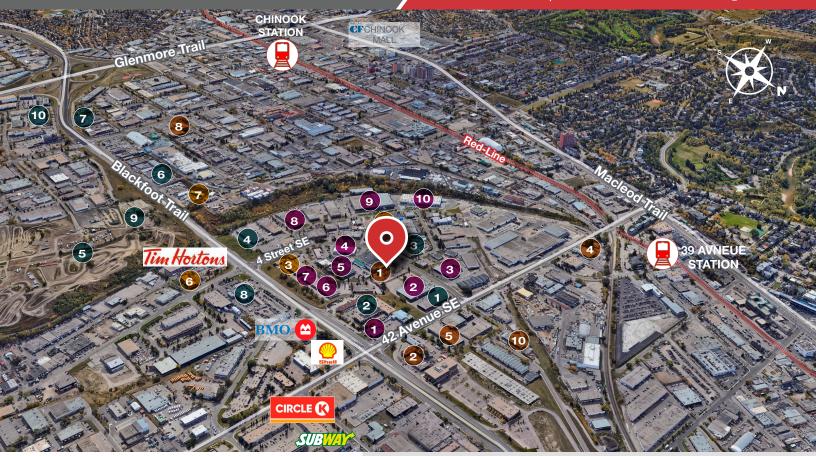




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### **PROPERTY DETAILS**

SUBMARKET	Manchester
ZONING	I-G (Industrial-General)
UNIT SIZE	1,000 +/- SF
LEASE RATE	\$15.00
OPERATING COST	\$6.80 PSF (2024)
POWER	TBV
PARKING	Ample (scrambled)
LOADING	Man Door
AVAILABLE	30 days notice

### **NEARBY AMENITIES**



- 1. Empanada Queen
- 2. Coco Brooks
- 3. Bono Coffee Roasters
- 4. Alloy Restaurant
- 5. Pretty Sweet Bakeshop
- 6. Jane Bond
- 7. Calgary Italian Bakery
- 8. Tim Horton's
- 9. Picaditas Latin Foods
- 10. Ukrainian Fine Foods

## Shopping

- I. The Costume Shoppe
- 2. Grainger Industrial Supply
- 3. 911 Supply
- 4. Refrigerative Supply
- 5. Canadian Linen & Uniform Service
- 6. Auto Mann
- 7. On Point Performance
- 8. Canada Beauty Supply
- 9. Modern Beauty Supply
- 10. Amazon Locker & Delivery Station

### Lifestyle & Recreation

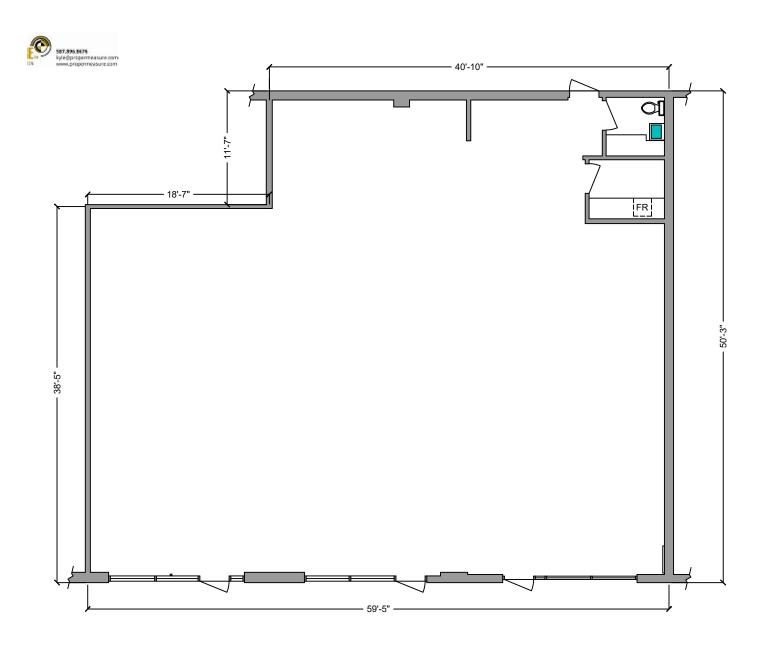
- 1. Rad Golf
- 2. Calgary Sports & Social Club
- 3. Calgary Centre For Spiritual Healing
- 4. Fitness Factory Calgary
- 5. Wild Rose Motocross Association
- 6. U-Haul
- 7. Mike Miles Muay & Kickboxing
- 8. Shaw GMC
- 9. Blackfoot RC Track
- 10. Gymnastic Club





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# **FLOOR PLAN**





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### **CONTACT US**

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