

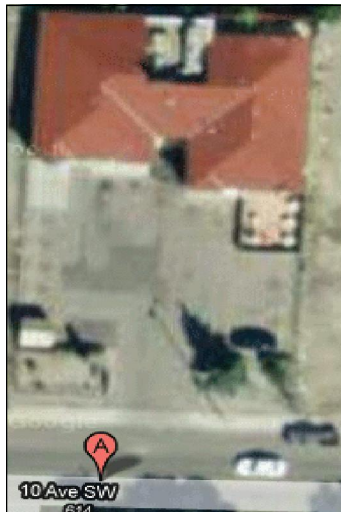
FOR LEASE

640 10 Avenue SW
Calgary, AB



FOR LEASE

1,337 - 7,196 SQ. FT.



Highlights

- Freestanding building with abundance of parking
- Prime retail in Beltline
- Up to 7,200 sq. ft.
- Excellent exposure and easy access.
- 3 Units Available
- Available Immediately

FOR FURTHER INFORMATION, PLEASE CONTACT:

Blair Mastin
bmastin@naicalgary.com
Direct: (403) 291-8869

NAI Commercial

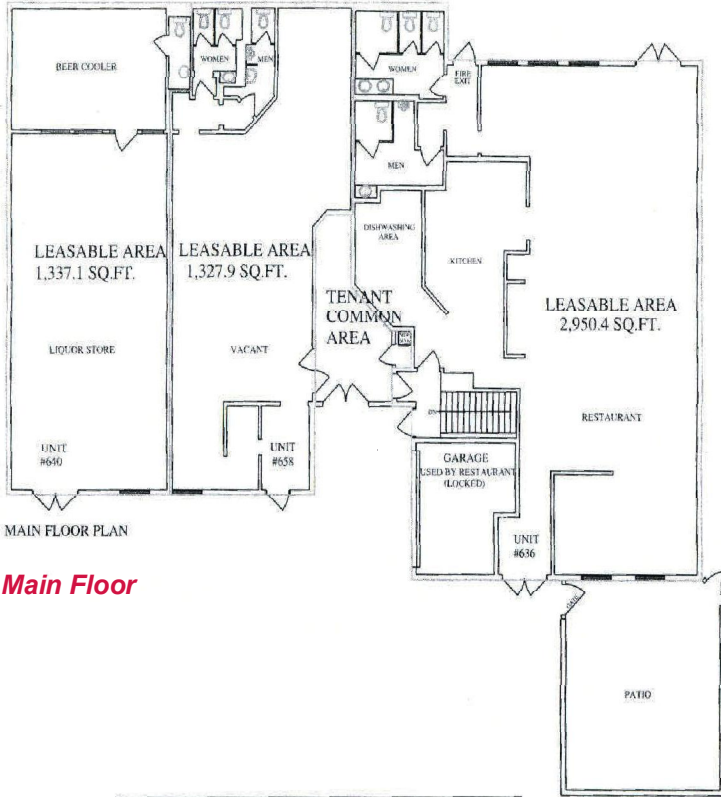
Commercial Real Estate Services, Worldwide.

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FOR LEASE

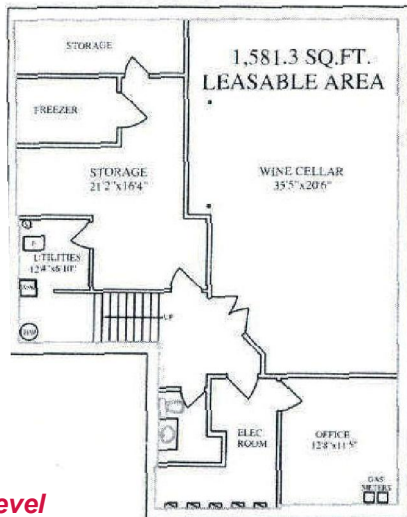
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Floor Plans



MAIN FLOOR PLAN

Main Floor



Lower Level

Property Description

Available Space:
Unit: 636 Main Floor: 2,950.40 s.f.
Unit: 640 Main Floor: 1,337.10 s.f.
Unit: 658 Main Floor: 1,327.90 s.f.
Lower Level: 1,581.30 s.f

Available: Immediately

Parking: 14 - 16 (Private Parking Lot)

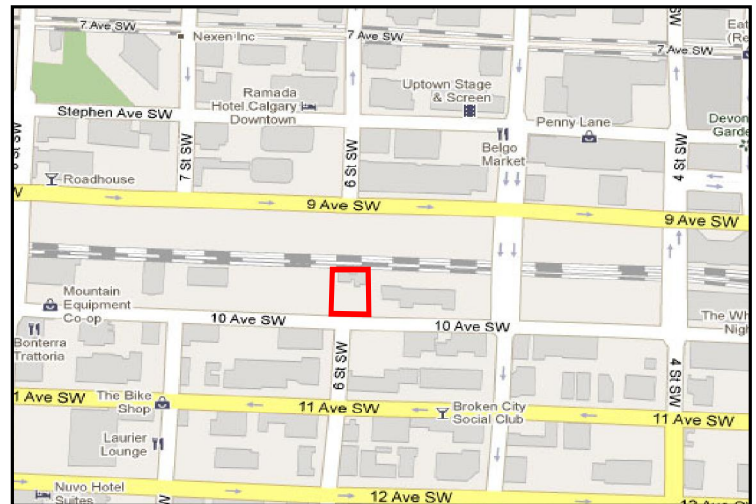
Net Rate:
Main Floor: \$32.00 p.s.f.
Lower Level: \$12.00 p.s.f

Op. Costs: \$10 - \$11 p.s.f.

Lease Term: 5 - 10 Years

Zoning: DC (Potential for Re-Development
Current Restaurant use)

Location Map



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