

\$22 - 109 14 Street Nw, Calgary

MLS® #A2180833

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

West Hillhurst, Calgary, Alberta

Kensington Free-Standing Commercial Space
â€“ Low Rent + Free Storage!

Why pay more in a plaza or mall when you can lease this 2,411 SF free-standing character building on busy 14th Street NW in Kensington? Enjoy full signage exposure, no shared walls, and dedicated front and rear parking.

Inside, youâ€™ll find an open-concept layout over two levels, plus 1,306 SF of bonus basement storage with a separate entranceâ€”FREE!! Flexible layout, bright space, and prime visibility make this ideal for a wide range of businesses.

Zoned C-COR2, permitted uses include retail, fitness, healthcare, office, restaurant, pet care, child care, financial services, and more.

Discretionary uses allow for cafes, breweries, cannabis stores, studios, and more.

Vacant and ready for quick possession.

Estimated 2025 operating costs: \$15/SF. Tenant pays utilities. ?? Stand out in one of Calgaryâ€™s most vibrant commercial districts. Book a tour today!

Built in 1911

Essential Information

MLS® #	A2180833
Price	\$22
Bathrooms	0.00
Acres	0.12
Year Built	1911



Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	109 14 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z6

Amenities

Parking Spaces	4
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Additional Information

Date Listed	November 23rd, 2024
Days on Market	302

Listing Details

Listing Office	Classic Property Management & Realty Ltd
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