

**196, 1518 Centre Street NE  
Calgary, Alberta**

**MLS # A2259678**



**\$1,600 per month**

**Division:** Crescent Heights

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 194 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Retail Opportunity – Crescent Heights (Centre Street & 16th Ave) Position your business in one of Calgary’s busiest and most visible locations! This retail bay offers exceptional exposure, accessibility, and convenience, making it the perfect spot for your growing business. Property Highlights: Unmatched Access – Your own private entrance directly from the parking lot, no need to go through a strip mall. Flexible Operating Hours – Open when you want, without mall restrictions. Smart Layout – Features a welcoming reception/waiting area, a dedicated room (ideal for facials or massage), plus a private bathroom. All-Inclusive Rent – Flat monthly rent of \$1,800 with no condo fees or hidden charges. Low Utilities – Electricity averages only \$80/month. Ample Parking – Plenty of customer parking right outside the door. Ready for You – Available for immediate possession. Perfect for beauty, wellness, or small professional service businesses looking for great visibility and a professional space.