

**3, 7070 11 Street SE
Calgary, Alberta**

MLS # A2269504



\$28 per sq.ft.

Division: East Fairview Industrial

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,557 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

A rare opportunity to lease 1,557 Sq. Ft. or more in a high-traffic, easily accessible corridor in SW Calgary. Positioned along the busy 11th Street SE corridor, this property benefits from exceptional exposure to both commuter and local traffic. Large, modern facilities allow for prominent tenant signage, ensuring visibility to thousands of vehicles daily. The site is easily accessible via 11 Street SE with QUICK access to Blackfoot Trail, Glenmore Trail and Deerfoot Trail, providing seamless connectivity to all quadrants of the city. Located just minutes from Deerfoot Meadows, The Calgary Farmers' Market, and Chinook Centre, 7070 11 Street SE sits at the heart of a thriving retail and service hub. Surrounding businesses and established neighborhoods drive consistent daytime and weekend traffic, making this an ideal setting for a wide range of retailers, restaurants, or service providers. Op Costs include: property tax, water, sewer, waste removal, snow removal, insurance and management fees. Tenants Pays: Electricity, Gas and HVAC maintenance.