

**2431 37 Street SW  
Calgary, Alberta**

**MLS # A2281110**



**\$140,000**

**Division:** Glendale

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** MU-1 f3.0h16

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** To be determined upon Due Diligence.

New commercial retail space available for lease in the heart of Glendale. Offering approximately 4,000 SF with three separate bays that can be leased individually or combined to suit a variety of business needs. Occupancy available Q4 2027. Flexible layout ideal for fitness, studio use, pet care providers, retail, specialty food store, and/or restaurant concepts. Excellent opportunity to secure space in a growing commercial corridor.