

FOR LEASE

121 10th Ave SE Calgary, Alberta



HIGHLIGHTS

- 29,000 sq. ft. building with City approval for a medium licensed restaurant of approx 3,230 sq ft of public area.
- High ceilings, hardwood flooring, exposed metal columns/beams, 18 surface parking stalls.
- Located facing 10th Ave S.E. opposite the Palliser parkade.

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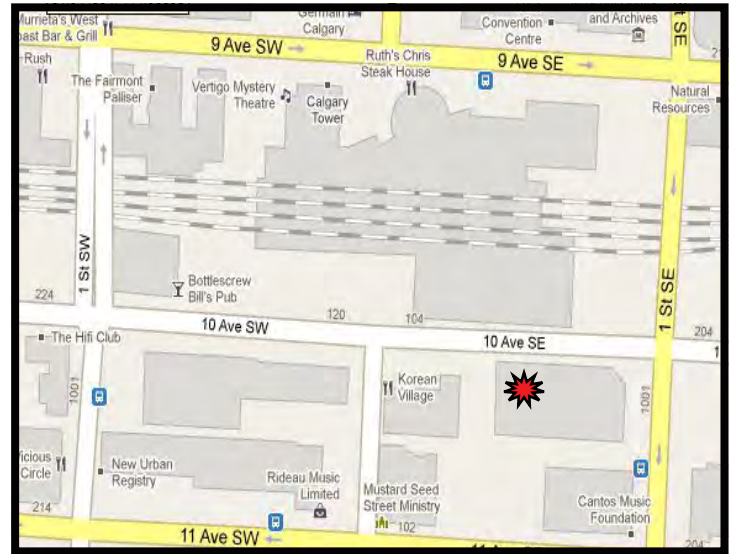
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PROPERTY DESCRIPTION

Zoning:	Part main floor with City Approval for medium licensed restaurant use. City Centre Mixed Use
Main Floor:	15,000 sq. ft.
Lower Level:	14,000 sq. ft.
Main Floor Net Rate:	Market
Lower Level Gross Rate:	Market
Op. Costs:	\$8.00 psf (TBV)
Possession:	Immediate
Power:	400 Amp (TBV)
Ceiling Height:	18 feet in warehouse/ production area

LOCATION MAP



PHOTOS



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INTERIOR



BASEMENT



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