

For Lease



GREAT LOCATION ON 16TH AVENUE

410 16 AVENUE NE
CALGARY, ALBERTA



HIGHLIGHTS

- Well improved open plan retail space
- Great signage exposure
- Direct exposure to 16 Avenue NE and visibility onto Edmonton Trail NE (north bound)
- 5 Minutes from SAIT and Northhill Mall
- Quick access to Deerfoot Trail NE
- Landlord will consider cannabis uses

DEMOGRAPHICS



Zoning
C-COR 1



Neighbourhood
Winston Heights



Traffic Count
59,000 vpd on 16 Ave
17,000 vpd on Edm. Tr.



Parking
Ample Surface

PROPERTY DESCRIPTION

Base Rent: \$16.00 psf

Op Costs & Taxes: \$14.00 psf est.

Sizes: 1,029 sq. ft. **LEASED**
1,507 sq. ft. (Available Immediately)

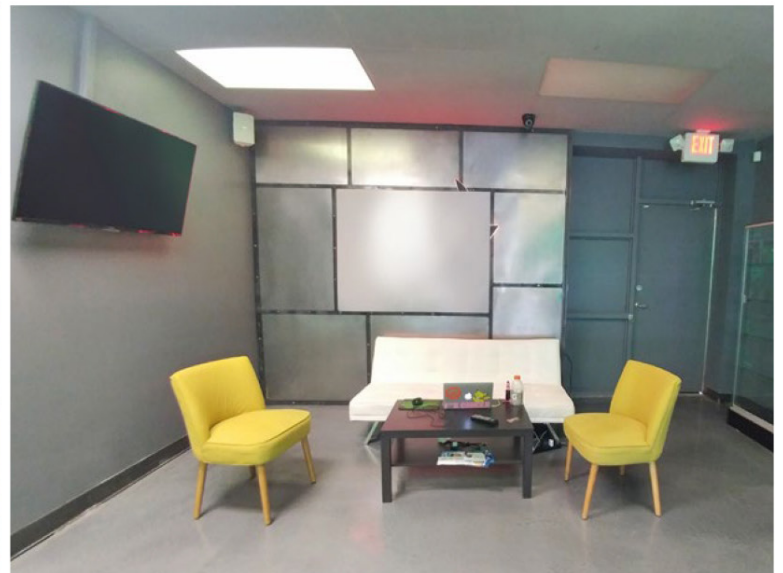
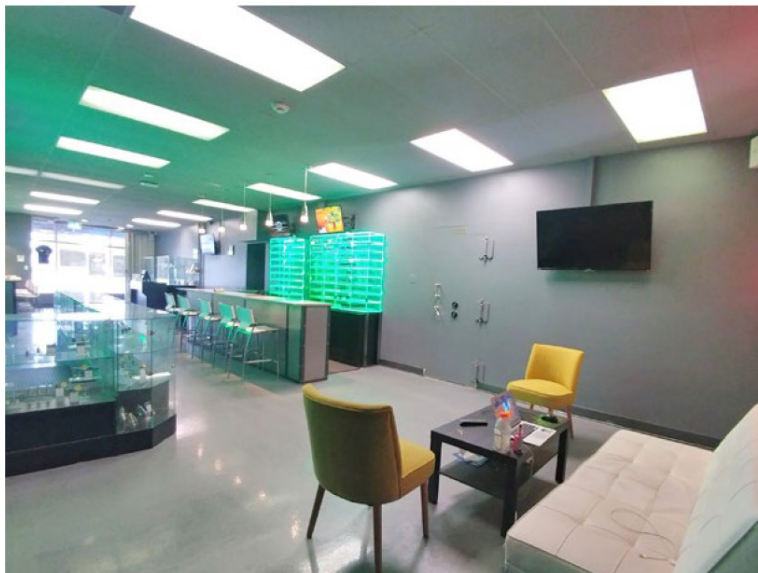
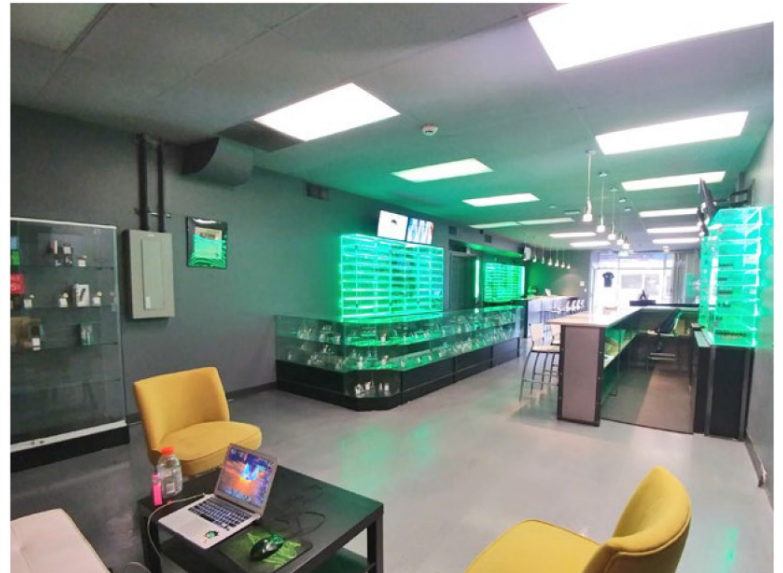
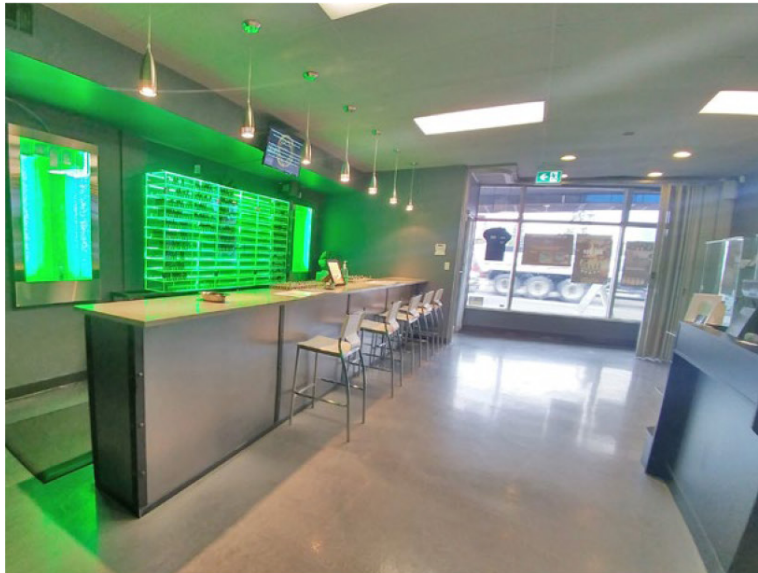
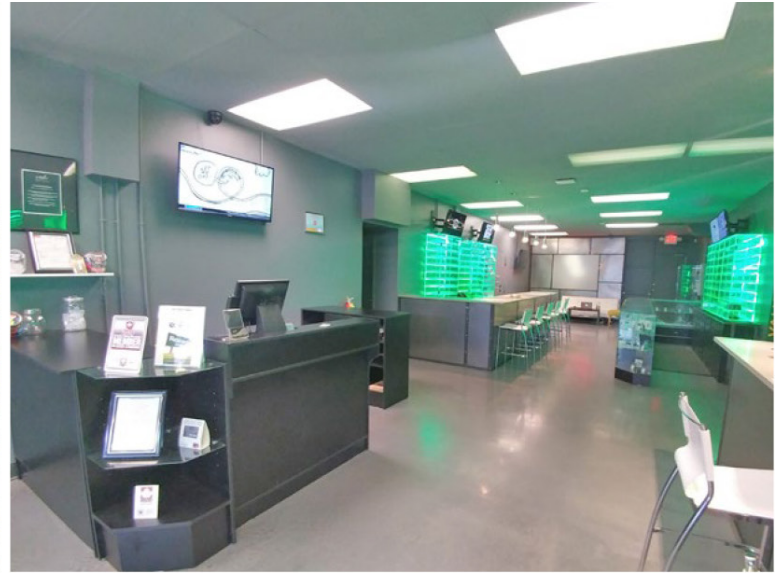
Parking: Parking at rear of building

HEAD OFFICE
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Real Estate Solutions

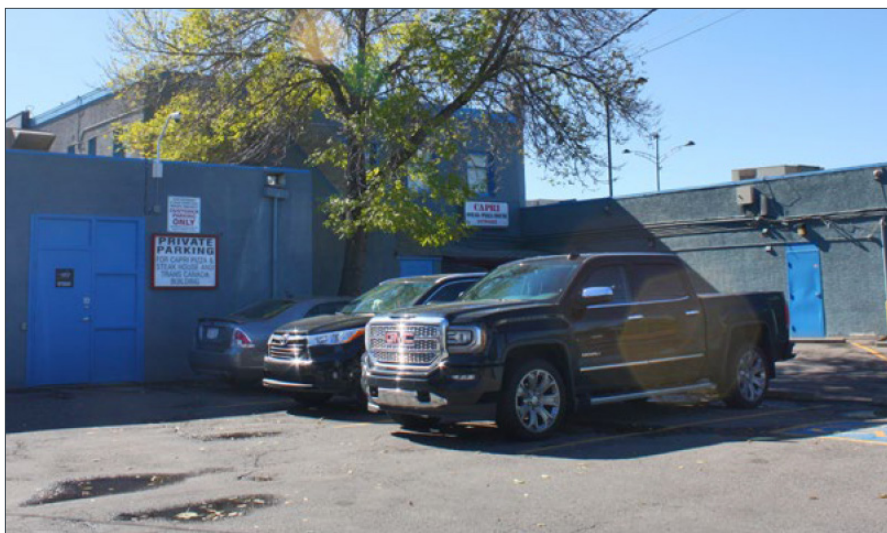
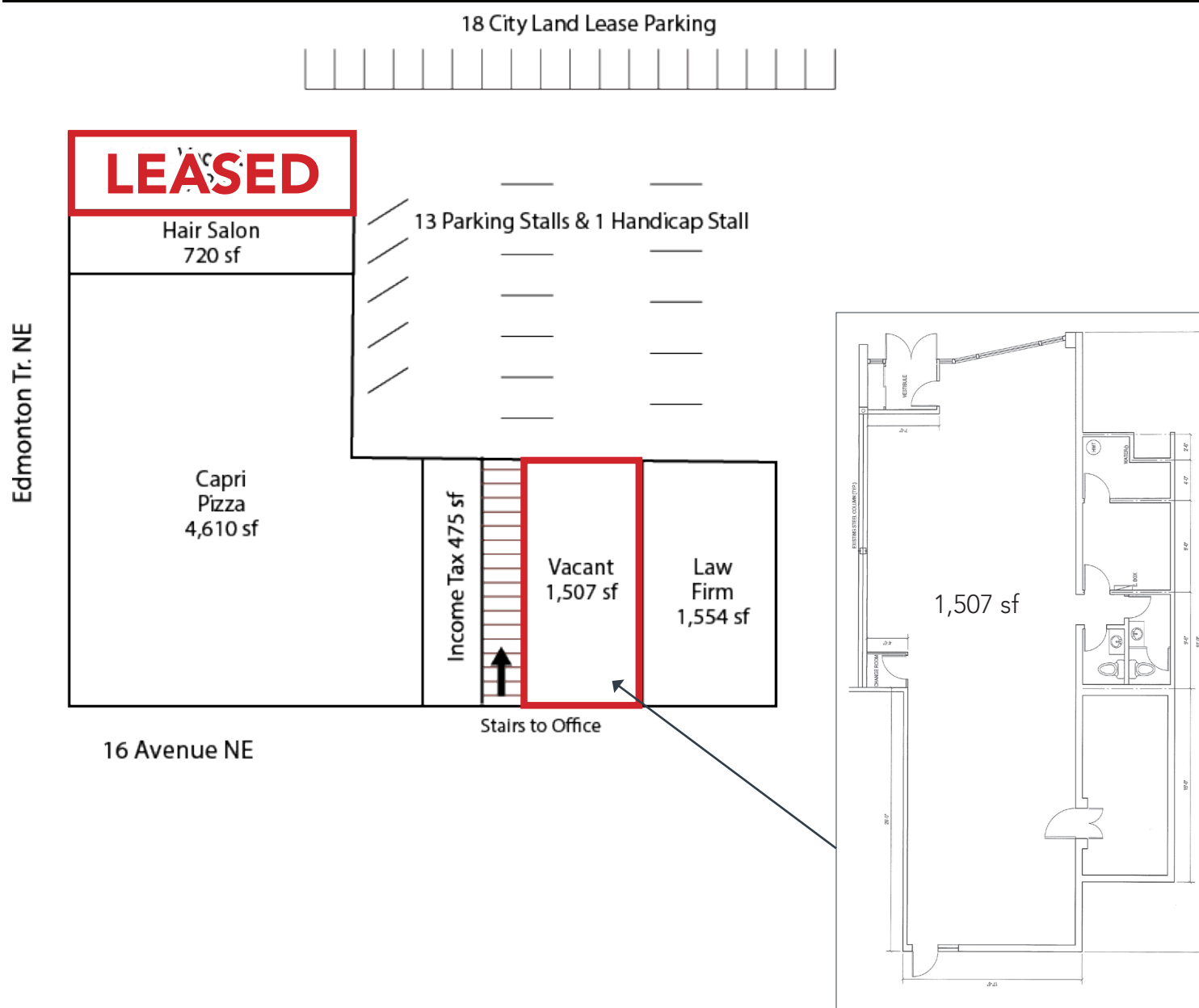
PHOTOS

410 16 Avenue NE, Calgary, Alberta



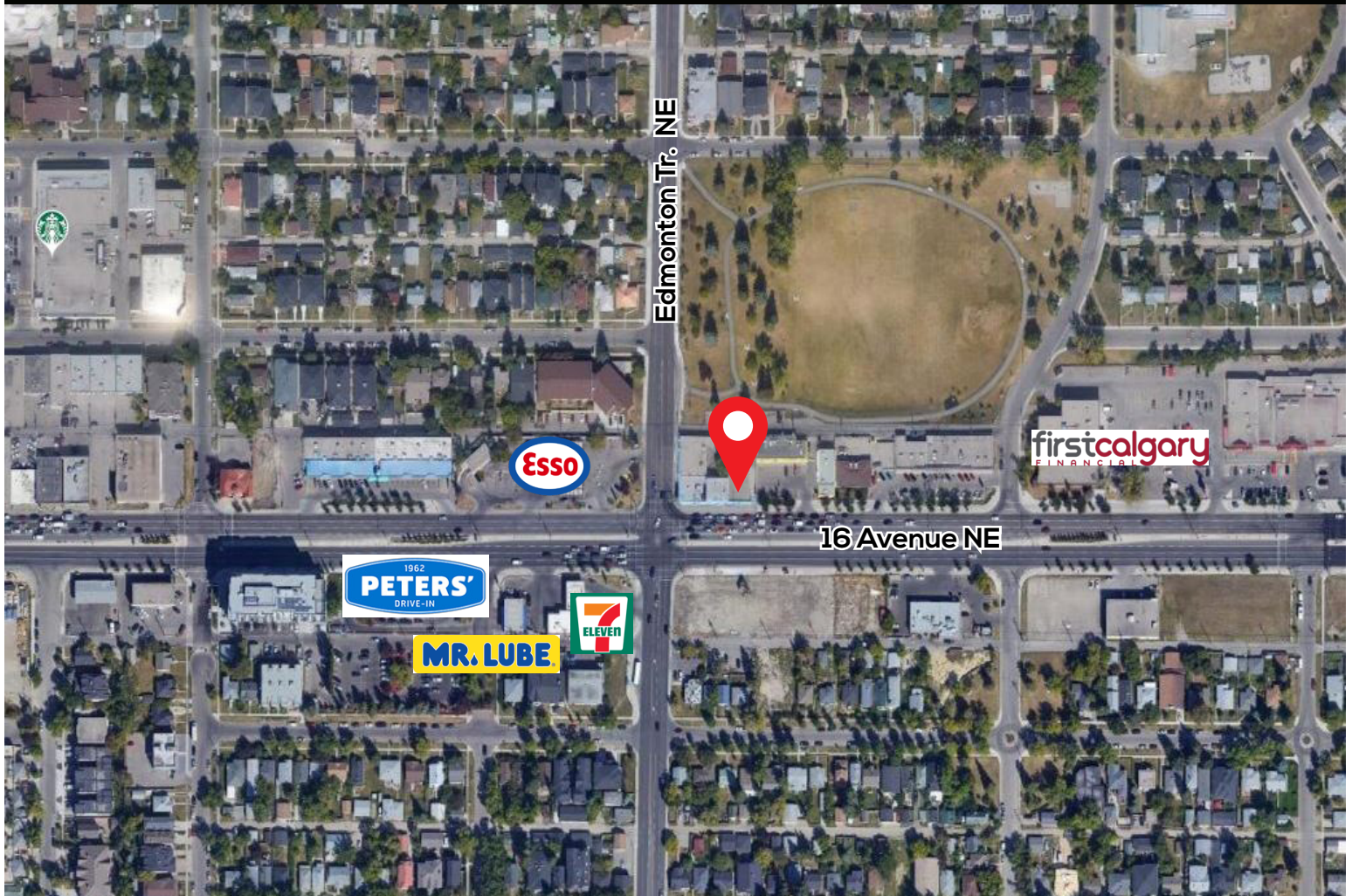
SITE PLAN

410 16 Avenue NE, Calgary, Alberta



LOCATION

410 16 Avenue NE, Calgary, Alberta



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