FOR LEASE

Main Floor Retail Space

1255 – 12th Avenue SW, Calgary | Beltline



1,530 SF±	$29.00	$14.00	Immediate
MAIN FLOOR	LEASE RATE / SF	OP. COSTS / SF	AVAILABILITY

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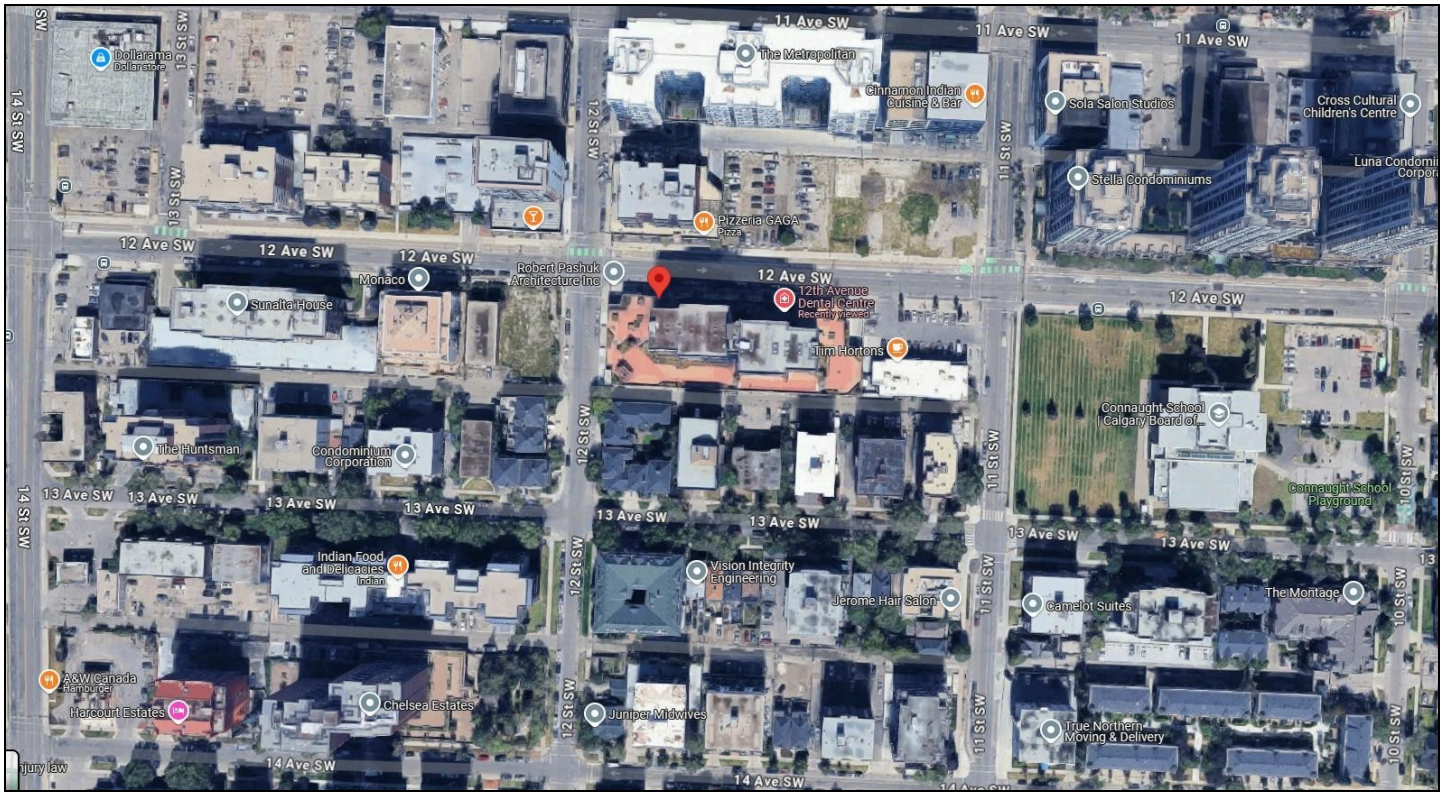
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FOR LEASE · MAIN FLOOR RETAIL

1255 – 12th Avenue SW

BELTLINE
CALGARY, ALBERTA



LISTING INFORMATION

Zoning	CC-MHX
District	Beltline
Unit No.	1255
Size	1,529.96 ± Square Feet
Lease Rate	$29.00 / SF / Annum
Op. Cost	$14.00 / SF / Annum (2027)
Term	Inquire
Availability	Immediately
Parking	Parkade: $100.00 / Month / Stall Street & Metered Parking Available

REMARKS

- This versatile main floor option in the heart of the Beltline is ideal for retail showroom, professional office, service retail, and more.
- Approximately 1,530 SF± including a reception area, lobby, main commercial area, staff area, two offices, storage and a washroom.
- Benefit from high visibility and a thriving community with easy access for customers via street-level entry and public transit.
- Enjoy high traffic, a central location, and easy access for your clientele.
- No cannabis or vape shops permitted.

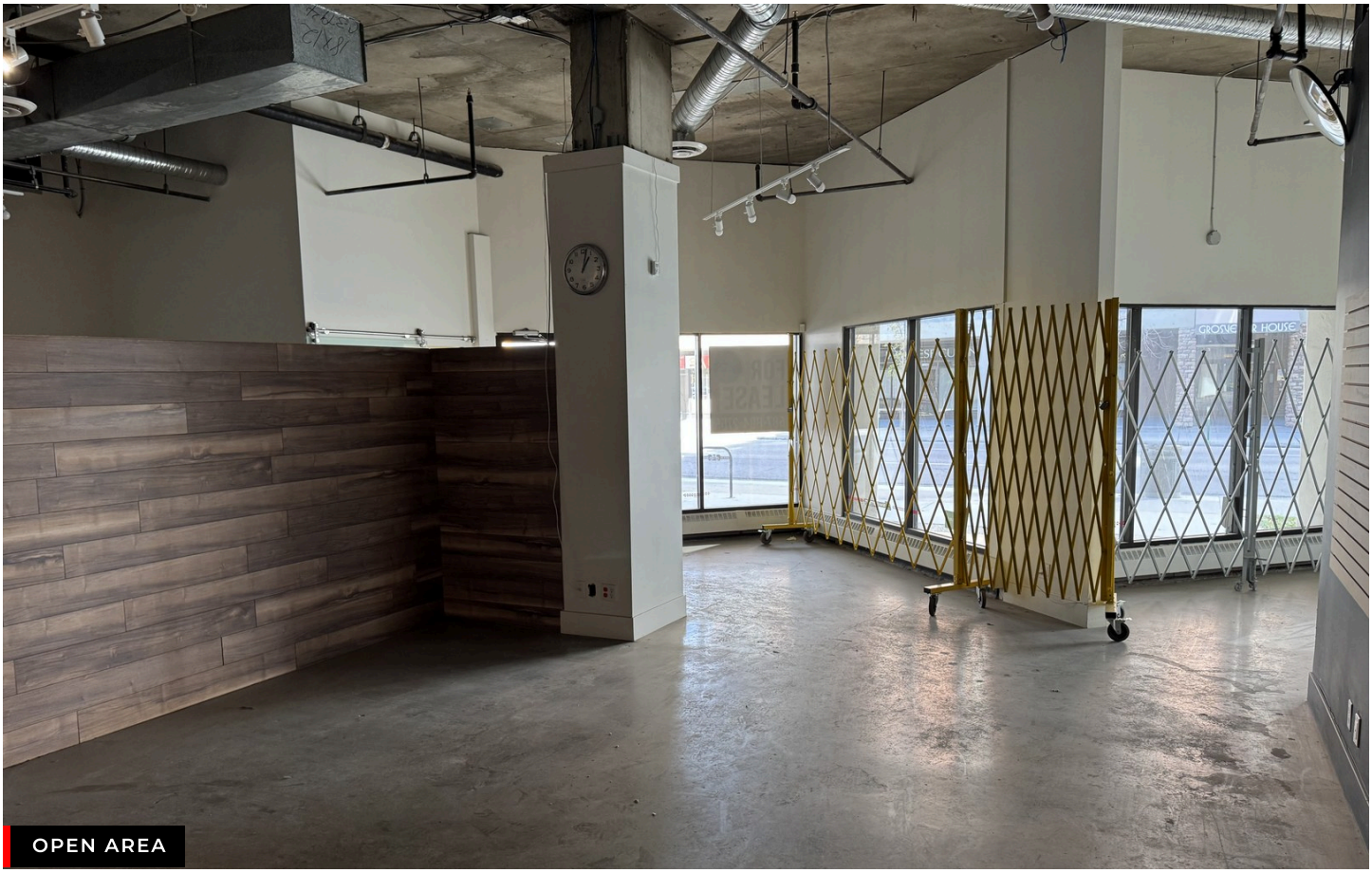
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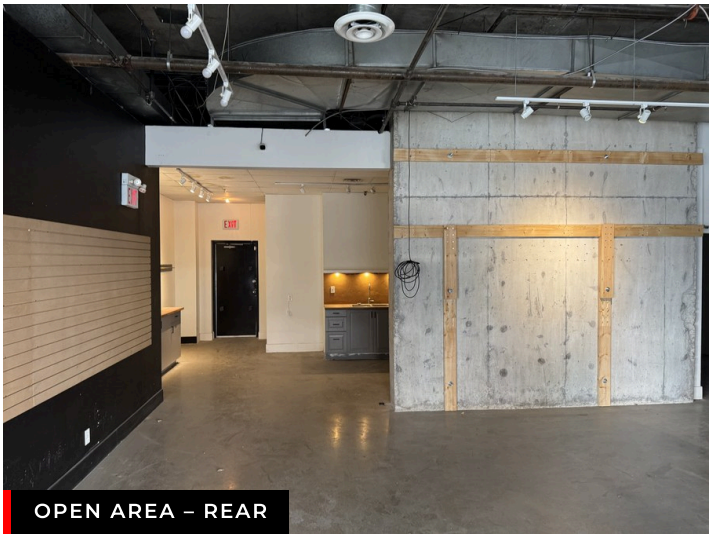
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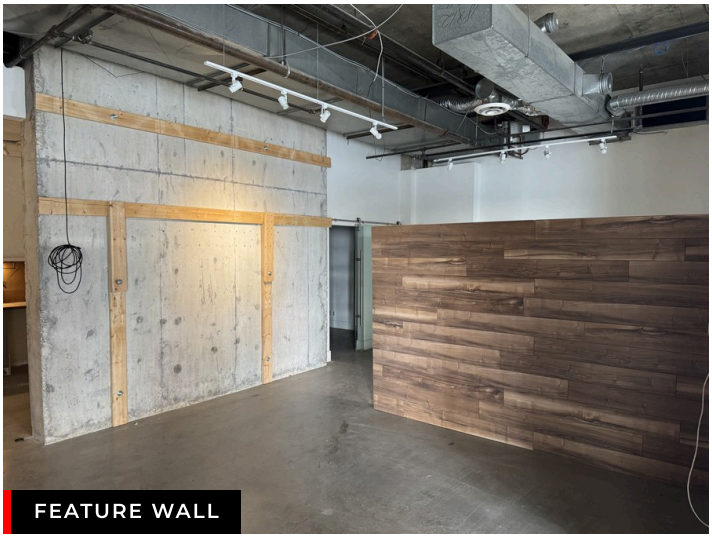
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OPEN AREA



OPEN AREA – REAR



FEATURE WALL

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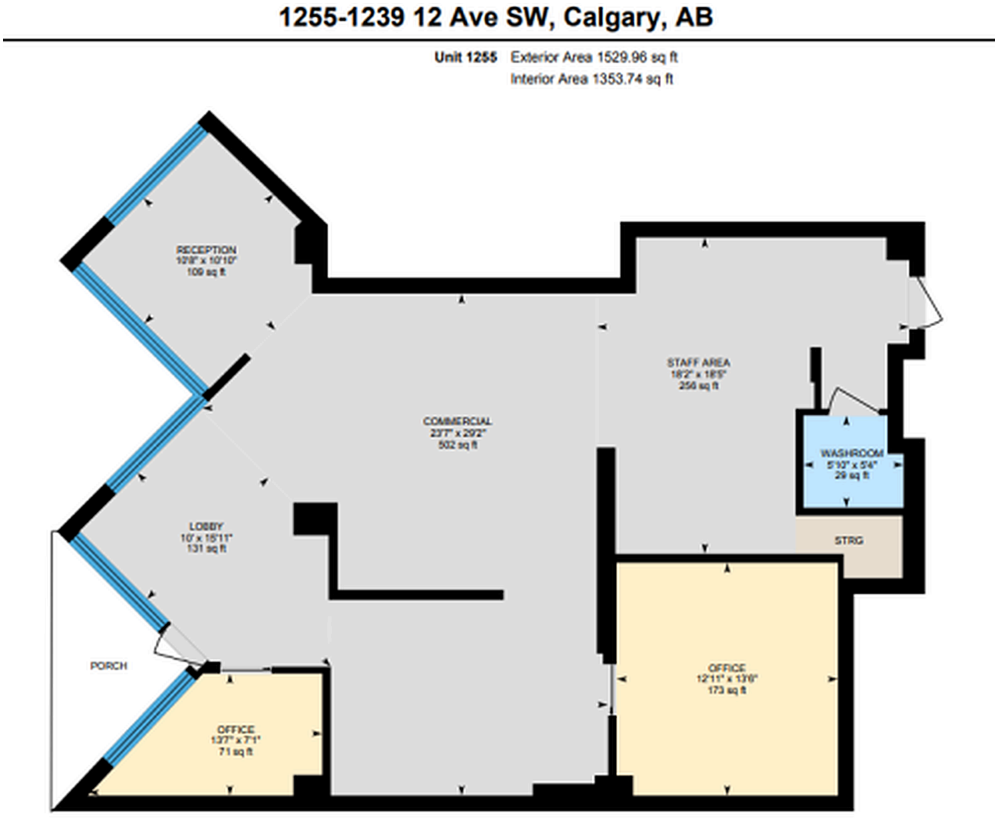
BELTLINE
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GLASS SLIDING DOOR


KITCHENETTE


WASHROOM

FLOOR PLAN



All room dimensions and floor areas are approximate and subject to independent verification.

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