

\$22 - 340 50 Avenue Se, Calgary

MLS® #A2220435

\$22

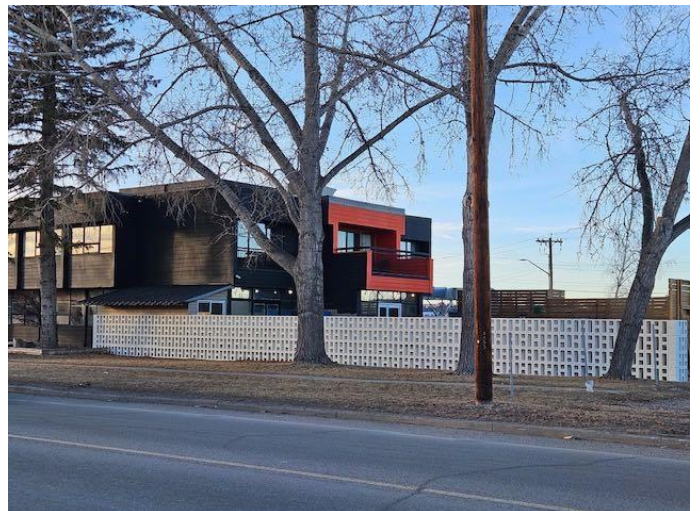
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

This vacant commercial space is now available for lease and offers exceptional flexibility for various business uses. The total available space ranges from 2,000 square feet up to 4,100 square feet. This location is highly suitable for a wide array of enterprises, including a large Daycare facility, which can occupy the full 4,100 square feet. It is also perfectly configured for wellness and service industries such as massage therapy, a spa, a tattoo studio, a medical clinic, a chiropractic office, a nail salon, or an acupuncture center. Furthermore, the space is ideal for creative and fitness concepts, including an art or dance studio, or a Pilates center. All types of businesses are welcome and encouraged to inquire. Individual office spaces are separately available for lease on the second floor of the building. The basic lease rate for the full 4,100 sqft space, specifically designated for a daycare, is set at \$26 PSF. A lower rate of \$22 PSF is offered for smaller 2,000 sqft spaces suitable for spa or massage therapy uses. The operating costs are structured to be all-inclusive, covering essential expenses such as property tax, parking, all utilities, and internet access. To enhance the building's efficiency and appearance, a recent window replacement project has been successfully completed.

Built in 1960

Essential Information



MLS® #	A2220435
Price	\$22
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	340 50 Avenue Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2B1

Additional Information

Date Listed	May 12th, 2025
Days on Market	185

Listing Details

Listing Office	First Place Realty
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