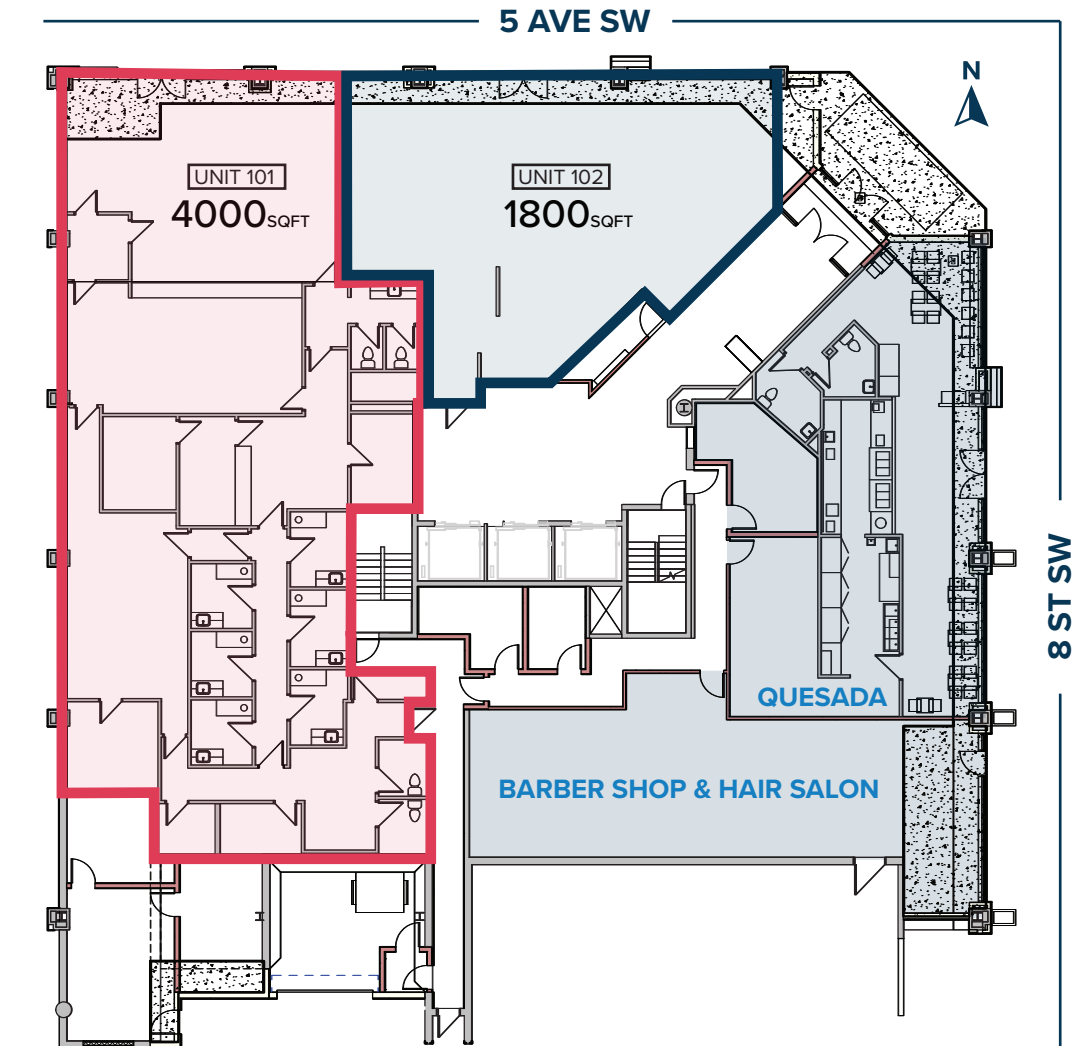


RETAIL SPACE FOR LEASE

909 5TH AVE SW CALGARY, AB T2P 3G5

1800-4000 SQFT

IMMEDIATE AVAILABILITY



SPECIFICATIONS

- **LEASABLE AREAS:** **101:** 4,000 SQFT
102: 1,800 SQFT
- **POWER:** 3 Phase 200 AMP, 208 VOLT
- **CEILING HEIGHT:** Minimum 10' Clearance
- **HEATING:** HVAC
- **LEASE RATE:** From \$35 PSF
- **OPERATING COSTS:** \$15 PSF

Located at the corner of 8th St and 5th Ave SW in Calgary's revitalized Downtown West End, this fully leased mixed-use building houses approximately 300 residents above prime retail space with high visibility and exceptional accessibility. With corner frontage exposure to approximately 35,000 vehicles daily and proximity to hotels, amenities, and a growing community, this location offers unparalleled opportunities for businesses seeking growth and connection.

LEASING INQUIRIES

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