

FOR LEASE

**HIGH EXPOSURE STREET LEVEL RETAIL
MONTGOMERY
1889 45 Street NW**



Highlights...

- ✓ 1,446 sq. ft. of Street Front retail
- ✓ High exposure high traffic retail location
- ✓ Great draw from building and surrounding area
- ✓ Highly visible signage available
- ✓ Good traffic counts and vibrant walk up corridor
- ✓ Below market Net Rental rates

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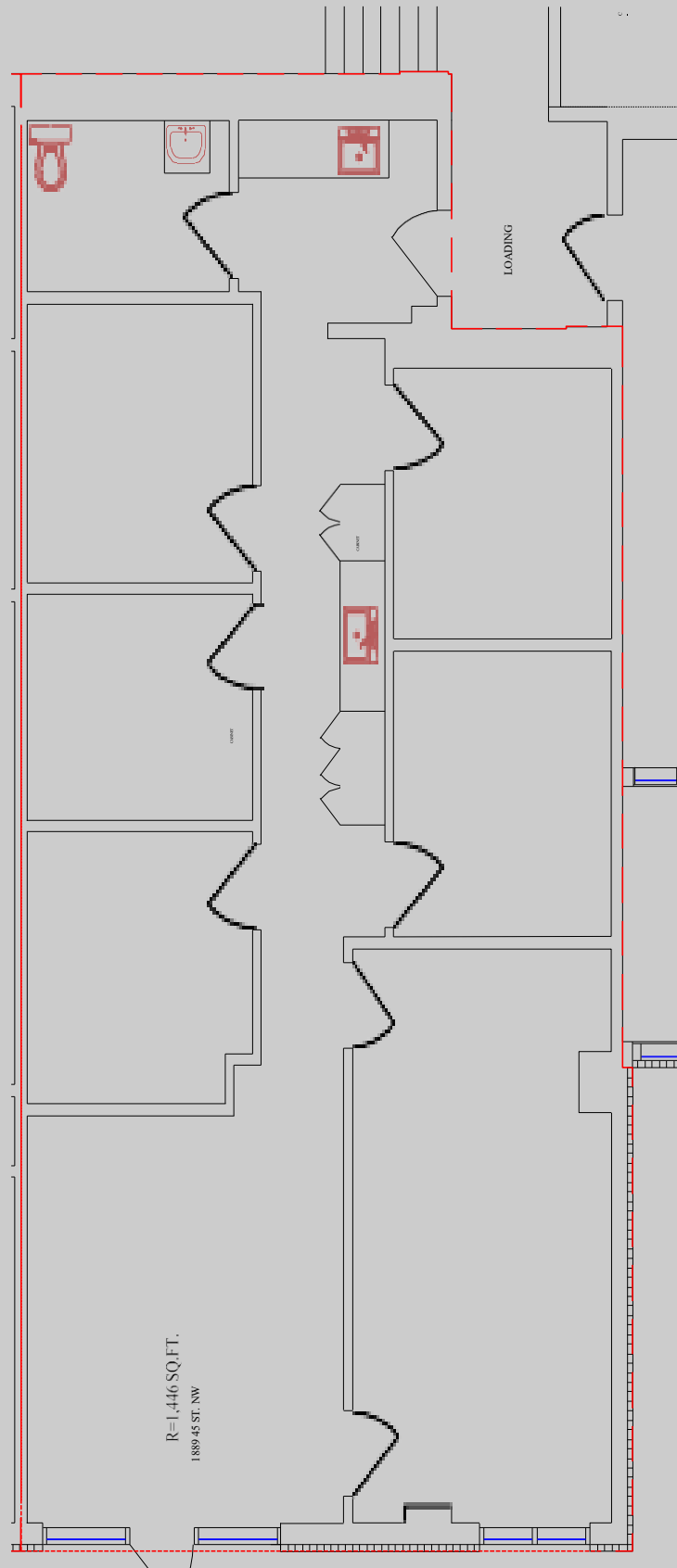
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ADDRESS:	1889 45 Street NW, Calgary, Alberta
AVAILABLE SPACE:	1,446 sq. ft. rentable
OCCUPANCY:	Vacant, Immediate
NET RENT:	Starting at \$26.50 per sq. ft. per annum or \$3,193.25 per month
OPERATING COSTS:	\$18.84 per sq. ft. per annum or 2,270.22 per month
UTILITIES:	Extra, payable by Tenant
SIGNAGE:	Highly visible fascia signage
ZONING:	MU-2f3.0h16 Mixed Use - Active Frontage
TERM:	3 - 5 years
COMMENTS:	High exposure Street front retail opportunity on Bowness road NW Within Montgomery Village a 4 story mixed use buiding with strong draw from exist ing main floor Tenants and built in traffic from residential component. Could accommodate many uses, currently build out into a Naturopath studio. Reception, boardroom, 2 kitchenettes, washroom and 5 treatment rooms Existing main floor Tenants include; Notables Restaurant, Pinnacle Pharmacy & Medical, Wine Kitz, Montgomery Village Vet Clinic, Inviva Pharma Care Clinic and Thairapy Salon & Skin Care



NOTE: The information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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