

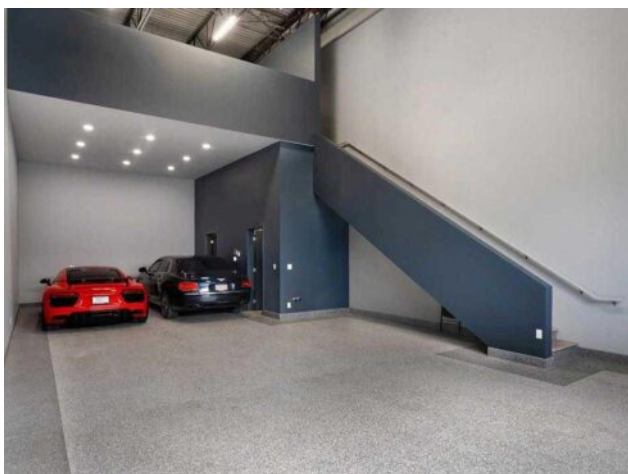


GRASSROOTS
REALTY GROUP

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18, 1750 120 Avenue NE
Calgary, Alberta

MLS # A2308165



\$27 per sq.ft.

Division: Stoney 1

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,650 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Step into a new class of premium commercial space with this exceptional leasing opportunity at The Vaults — Car Condo, where luxury meets functionality in a truly unique setting. This 1,650 sq. ft. unit, located in the highly sought-after Stoney 1 area, is designed for those who demand more than just simple storage. Whether you're a car enthusiast, collector, or entrepreneur seeking a versatile and upscale space, this unit delivers on every level. With the capacity to accommodate up to six vehicles comfortably—or up to eight with a lift system—it offers rare flexibility paired with striking presentation. Inside, the space is thoughtfully finished to blend utility with lifestyle. Enjoy a fully equipped kitchen complete with fridge, dishwasher, microwave, and sink, alongside dedicated living and dining areas -perfect for hosting, relaxing, or working in style. A full bathroom and in-unit laundry with sink add convenience, while epoxy flooring, a unit heater, and an advanced air detection system ensure durability and comfort year-round. One of the standout features is the impressive 23+ foot ceiling clearance, enhancing both storage potential and visual impact. The overhead electric door provides seamless access, and the unit is elevated further by large windows, including a rare exterior-facing window with serene pond views—an exclusive feature not found in all units. Beyond the unit itself, The Vaults offers a secure, gated environment with premium amenities including access to a private clubhouse and a dedicated wash bay—ideal for maintaining your vehicles, a home office or entertaining guests in a refined setting. Available for lease, the property is offered at \$27.64 per sq. ft. base rent, plus \$8.00 per sq. ft. in operating costs. This is more than just a storage space—it's a statement. Please note: the property may be used

as a home office, for storage, as a man cave, or to showcase your car collection. However, you may not operate an active business with clientele coming in and out of the property due to security reasons, and the property cannot be used as a full-time residence. Don't miss this opportunity! Book a showing today!