



GRASSROOTS
REALTY GROUP

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33, 3616 52 Avenue NW
Calgary, Alberta

MLS # A2313751



\$31,680 per month

Division: Brentwood

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 25,149 sq.ft.

Zoning: C-C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: Mixed, Stucco

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.62 Acres

Lot Feat: -

This 1,440 sq. ft. retail space is now available for lease at Norbrent Shopping Plaza in the highly desirable Brentwood community. This location offers exceptional visibility and foot traffic, situated steps away from CIBC, A&W, and Northland Village Shopping Centre, which features Walmart, CIBC, McDonald's, Winners, and newly developed residential buildings. The property is also directly across from Sir Winston Churchill High School, providing strong daily activity from students, staff, and surrounding residents. This is an excellent opportunity to serve a well established residential neighbourhood with consistent demand for retail and service based businesses. Rent: \$31,680 per month; Net Basic Rent: \$22.00 per sq. ft. per year; Operating Costs: \$14.50 per sq. ft. per year