



GRASSROOTS
REALTY GROUP

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222, 14 Avenue Avenue SE
Calgary, Alberta

MLS # A2320418



\$7,693 per month

Division: Beltline

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,308 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover an exceptional commercial opportunity in the heart of downtown Calgary, directly across from the newly expanded BMO Centre and the Stampede Grounds—one of the city's fastest growing and highest traffic districts. This versatile space at 222, 14 Avenue SE offers outstanding visibility, convenient access, and flexible layout options suitable for a wide range of professional and service based businesses. The property features two separate units that can be leased individually or together for maximum functionality: Main Floor Unit A spacious, highly adaptable layout ideal for businesses seeking multiple treatment rooms or private offices. This level includes five rooms, a washroom, a kitchenette, and generous open space at the rear—perfect for spa services, massage therapy, dental or medical practices, real estate offices, wellness clinics, or general commercial operations. The street level entrance provides excellent exposure and easy customer access. Second Floor Unit Accessed by its own private staircase, the upper level offers a bright, open environment with three rooms, a washroom, a kitchen, and a central open area. This configuration is especially well suited for yoga or fitness studios, creative studios, boutique offices, or collaborative workspaces seeking a calm, elevated setting. Prime downtown location steps from the BMO Centre, Stampede Park, LRT, hotels, and major event traffic Flexible leasing options: main floor, second floor, or both combined. Ideal for wellness, professional services, creative industries, or general commercial use. Strong visibility and accessibility in a high growth redevelopment corridor. Minimum 5 year lease but 10-year lease preferred. This is a rare opportunity to secure a customizable commercial space in one of Calgary's most dynamic and high demand areas—perfect for

businesses looking to grow alongside the city's expanding entertainment and convention district. Please note all rooms on the main floor have some inventory due to Stampede event ahead but all stuff will be removed right after the Stampede.