



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

818 16 Avenue NW
Calgary, Alberta

MLS # A2320828



\$5,625 per month

Division: Mount Pleasant

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 11,063 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional leasing opportunity on busy 16th Avenue NW, offering outstanding visibility with approximately 35,000–46,000 vehicles passing daily. Up to 5,000 square feet of flexible space is available within a fully air-conditioned building featuring three levels, each equipped with private washrooms and kitchen facilities. The property is well-suited for a variety of uses, including retail, office, medical, and daycare operations. A unique daycare opportunity includes access to private outdoor space. The main floor offers excellent exposure and accessibility for customer-facing businesses. Additional features include a private parking lot, CCOR-1 zoning, and negotiable tenant improvement allowances to accommodate your business requirements. Property Highlights: Prime 16th Avenue NW location with exceptional exposure. Traffic counts of approximately 35,000–46,000 vehicles per day. Up to 5,000 sq. ft. available. Three-level building with private washrooms and kitchens on every floor. Main floor retail, office, or medical opportunities. Daycare potential with private outdoor space. Private on-site parking. Fully air-conditioned building. CCOR-1 zoning. Tenant improvements negotiable. Operating costs: \$12.50 per sq. ft. Contact us today to discuss leasing options and arrange a viewing.