



Calgary SMI Commercial Real Estate Limited

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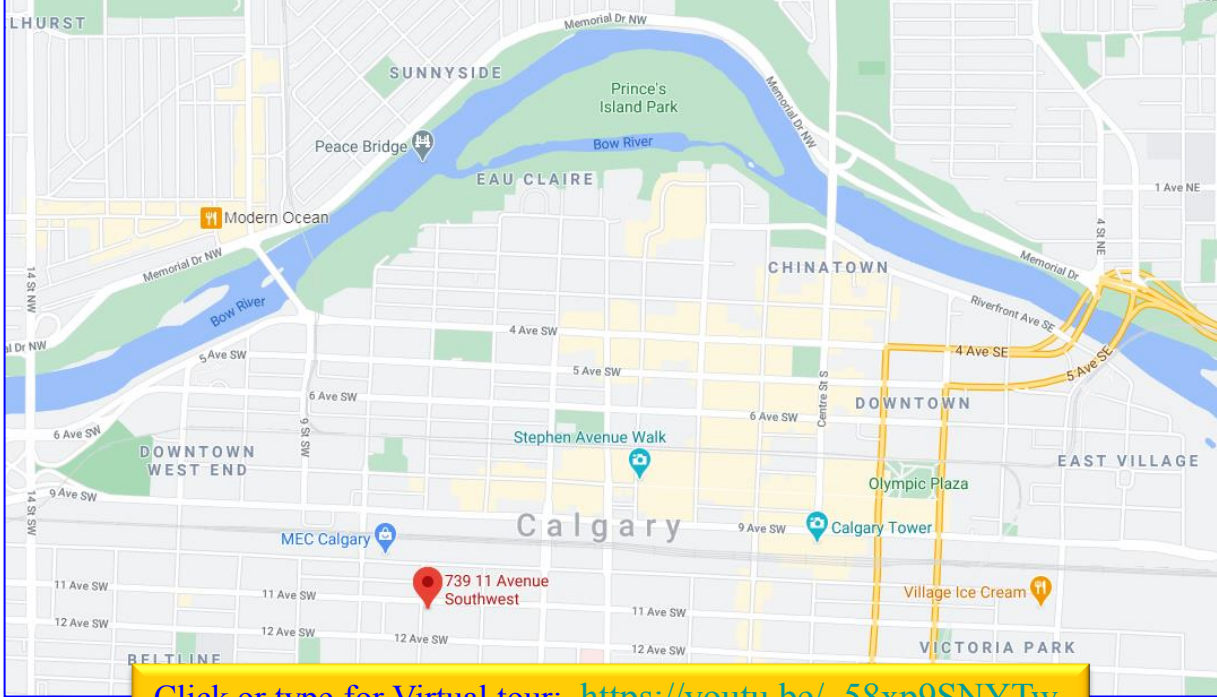
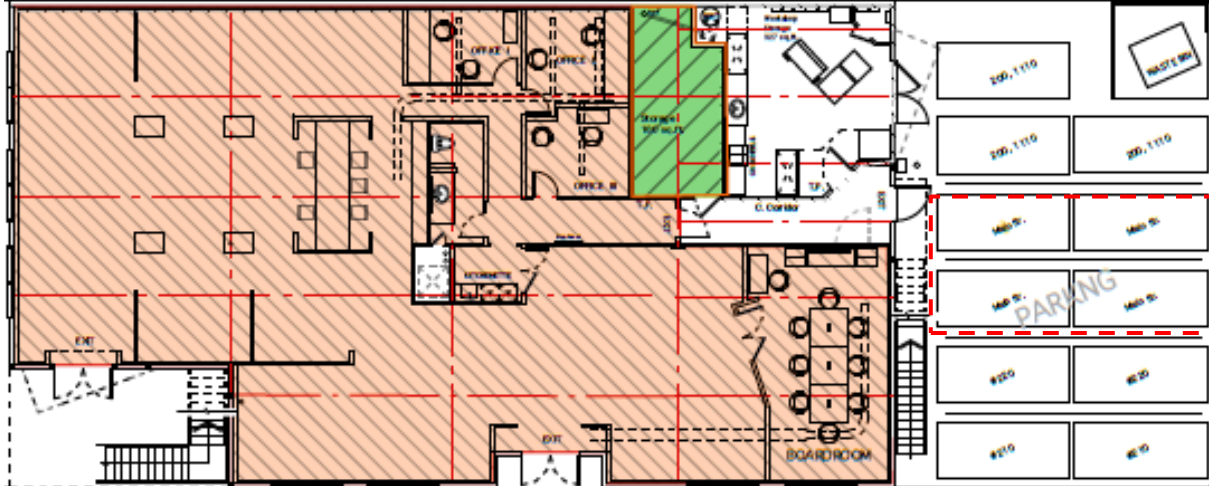


739 – 11 Avenue SW



3,689 sq. ft.

- Gallery Showroom
- CC-X zoning (Centre City –Mixed Use)
- Wide variety of retail, professional & office uses possible
- Ample parking on and off site. 2-tandem (4 total) stalls @ \$180.00 ea.
- Security System included @ \$40.00
- Additional storage available @ \$130.00
- High visibility to 19,000 vehicles per day (2019)
- Available Immediately



\$14.00 Net Rent

\$12.00 Op. Cost
(2020 Budget)
[GST additional on above]

Click or type for Virtual tour: <https://youtu.be/58xp9SNyTw>



CREATING VALUE THROUGH RELATIONSHIPS