

# \$4,200 - 102, 112 16 Avenue Nw, Calgary

MLS® #A2145125

**\$4,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Tuxedo Park, Calgary, Alberta

An Office/Retail space of 1,100 SQ will be available for lease. Located on 16 Ave/Trans-Canada Highway and Centre ST NW, which is just minutes from Calgary downtown. It was previously used for a very busy Lawyer Firm, including a welcoming reception area, 3 separate office-rooms, a convenient pantry, and a private washroom. The flexible layout allows tenants to reconfigure the space to meet their specific needs. Various bus stops nearby on 16 Ave and Centre Street ensure excellent public transit options. Lease includes 4 client parking stalls and up to 8 additional employee parking stalls. Lease rate starts at \$4,200 per month, (for a normal office use). Enhance your professional presence in a space that adapts to you. CALL NOW to schedule a viewing and take the first step towards your ideal office environment.

Built in 1975

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2145125   |
| Price      | \$4,200    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 102, 112 16 Avenue Nw |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 0H2               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Days on Market | 365             |

**Listing Details**

|                |        |
|----------------|--------|
| Listing Office | WExcel |
|----------------|--------|

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