

# \$22 - 109 14 Street Nw, Calgary

MLS® #A2180833

## \$22

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

West Hillhurst, Calgary, Alberta

Kensington Free-Standing Commercial Space  
â€“ Low Rent + Free Storage!

Why pay more in a plaza or mall when you can lease this 2,411 SF free-standing character building on busy 14th Street NW in Kensington? Enjoy full signage exposure, no shared walls, and dedicated front and rear parking.

Inside, youâ€™ll find an open-concept layout over two levels, plus 1,306 SF of bonus basement storage with a separate entranceâ€”FREE!! Flexible layout, bright space, and prime visibility make this ideal for a wide range of businesses.

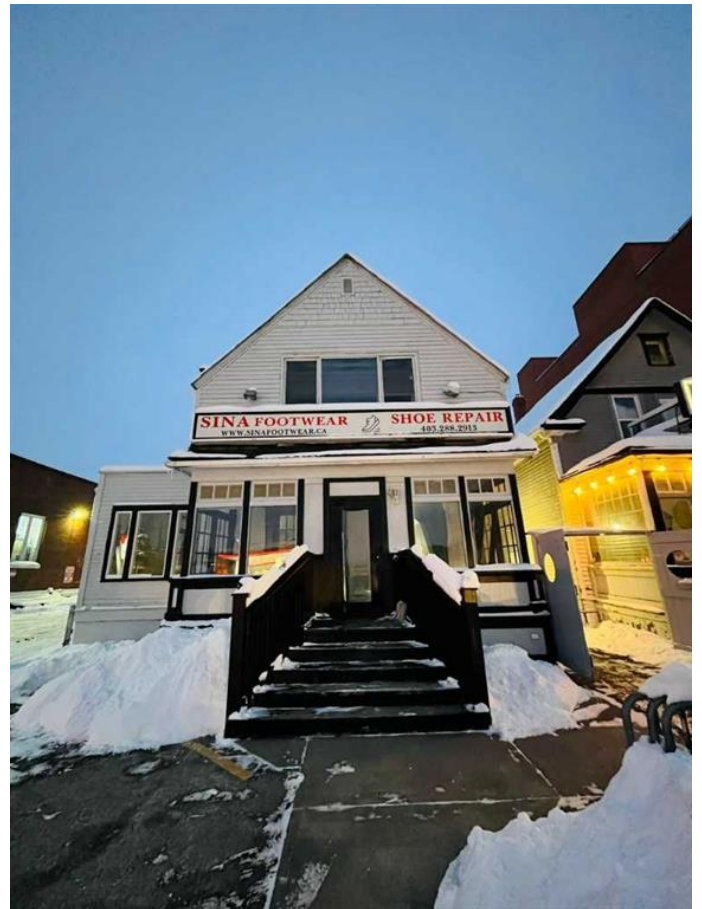
Zoned C-COR2, permitted uses include retail, fitness, healthcare, office, restaurant, pet care, child care, financial services, and more.

Discretionary uses allow for cafes, breweries, cannabis stores, studios, and more.

Vacant and ready for quick possession.

Estimated 2025 operating costs: \$15/SF.

Tenant pays utilities. ?? Stand out in one of Calgaryâ€™s most vibrant commercial districts. Book a tour today!



Built in 1911

## Essential Information

MLS® #	A2180833
Price	\$22
Bathrooms	0.00
Acres	0.12
Year Built	1911

Type Commercial  
Sub-Type Mixed Use  
Status Active

### Community Information

Address 109 14 Street Nw  
Subdivision West Hillhurst  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 1Z6

### Amenities

Parking Spaces 4

### Additional Information

Date Listed November 23rd, 2024  
Days on Market 277

### Listing Details

Listing Office Classic Property Management &

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