



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

224 13 Avenue SW  
Calgary, Alberta

MLS # A2241613



**\$4,000 per month**

**Division:** Beltline  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,002 sq.ft.  
**Zoning:** -

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** none

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Commercial retailed bays with unlimited potential. This building is about 2002 square feet with 2 bathrooms. The house can be used for DAY CARE, MASSAGE CLINIC, FACIAL CLINIC, ACCOUNTING AND LEGAL FIRMS...The upper level is equipped with a full bath and a kitchenette, and a bedroom. The main floor is about 1319 square feet and equipped with a full bathroom. The utility is included in the rent. the monthly rent is \$4000/month. No other hidden cost or operation cost.