



**GRASSROOTS**  
REALTY GROUP

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

**1161 Na'a Circle SW  
Calgary, Alberta**

**MLS # A2254539**



**\$35 per sq.ft.**

**Division:** NONE  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,690 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Welcome to Trinity Hills! A rare opportunity to lease an exceptional corner restaurant space developed by Wellings of Calgary having 2,777 square feet of leaseable area with an outside patio of about 743 square feet and 40 shared, heated, secure underground parking stalls in addition to lots of street parking. This is a vanilla shell space.. Net rent is \$35 PSF with Operating Costs estimated at \$15 PSF. ideal for a chef-driven concept, boutique eatery, or casual dining venue. Exposure: Full corner frontage with abundant natural light & Drawings Available: Proposed restaurant layout plans included to jumpstart your vision & Zoning: Ready for food and beverage use & Utilities: Venting, plumbing, and mechanical rough-ins available or customizable & Potential Layout: Ideal for 60&80 seats inside + 20&30 on patio (subject to layout) Why This Location Works & Surrounded by growing residential density, and foot traffic & Excellent access and visibility for branding and signage & West-facing patio captures ideal sunset seating and high-value dining hours & Ideal for: Caf&eacute;, bistro, wine bar, neighborhood grill, modern casual, or upscale quick