



**GRASSROOTS**  
REALTY GROUP

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209, 602 16 Avenue NW  
Calgary, Alberta

MLS # A2265284



**\$1 per sq.ft.**

**Division:** Mount Pleasant

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,130 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** n/a

South facing second floor space with amazing visibility, signage and access. Plenty of customer parking in this well managed retail and professional plaza. Central location on 16th Ave NW with loads of amenities both in the building and nearby. Springbank Cheese and Pablo Bakery offer retail anchor and convenient amenities for your staff and customers. Hundreds of condos completed and in the planning stages within walking distance. 5 minutes to downtown and 10 minutes to the North Hill knowledge cluster (SAIT, UofC, Foothills Med, CCC and Alberta Children's)