



**GRASSROOTS**  
REALTY GROUP

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**607 Confluence Way SE  
Calgary, Alberta**

**MLS # A2271175**



**\$36,900 per month**

**Division:** Downtown East Village

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,230 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Washer, Dryer, Stove, Fridge, Microwave hood fan, TV, Access control panel

Prime Mixed-Use Commercial Unit with High Foot Traffic. Discover this rare and versatile two-level commercial unit, perfectly positioned in a vibrant, high-density area surrounded by residential buildings in Downtown East Village. This property offers incredible street visibility and high foot traffic, making it an ideal location for a wide variety of business ventures. This flexible space is open to many business types, subject to approval from the City of Calgary and the Condominium Board. Property Highlights: - Flexible Two-Level Layout: Use both floors for a comprehensive retail store, professional office, or studio, or explore a live/work configuration. - Main Floor (Work/Retail): A huge, open-concept exhibition space perfect for a showroom, clinic, studio, or retail. This level also includes a convenient washroom and a laundry set. - Upper Floor (Office/Residential): A fully functional suite complete with a full kitchen, a full bathroom, and a separate bedroom. This floor is ideal for private offices, consultation rooms, a staff area, or as a residential component. - High-Exposure Location: Benefit from excellent street view and constant foot traffic from the river, with a built-in customer base from the many surrounding residences. This is an exceptional opportunity to bring your business vision to life in a flexible, high-exposure space. Contact today to schedule a viewing!