



**222 14 Avenue SE**  
**Calgary, Alberta**

**MLS # A2285803**



**\$42 per sq.ft.**

<b>Division:</b>	Beltline
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Medical
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,308 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

An exceptional leasing opportunity in the heart of the Beltline, offering outstanding visibility and strong pedestrian traffic. This versatile space is ideal for a medical aesthetics clinic, massage studio, nail salon, or other beauty and wellness concepts. The premises offer approximately 2,308 sq. ft. in total, comprising 1,308 sq. ft. on the main floor (\$42 p.s.f) and approximately 1,000 sq. ft. on the mezzanine (\$21 p.s.f). The annual operating cost is \$23 p.s.f approximately. The main level is thoughtfully designed with reception, five private treatment rooms, one bathroom, and one shower room, making it fully functional for wellness or clinical use. The mezzanine provides two additional rooms, a kitchen and half bathroom, and office space, offering flexibility for staff, administration, or additional services. Adding to the long-term value of this location, two major high-rise developments of approximately 69 and 62 storeys have been proposed in the immediate vicinity, which is expected to significantly enhance density, foot traffic, and overall area growth. This is a rare opportunity to establish or expand your business in a highly sought-after central location, perfectly positioned to benefit from the continued growth of the beauty and wellness industry.