



**GRASSROOTS**  
REALTY GROUP

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**109 14 Street NW  
Calgary, Alberta**

**MLS # A2180833**



**\$19 per sq.ft.**

**Division:** West Hillhurst

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,411 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** -

Kensington Free-Standing Commercial Space – Low Basic Rent (\$3818/month) + Free Storage (1306sf)! Why pay more in a plaza or mall when you can lease this 2,411 SF free-standing character building on busy 14th Street NW in Kensington? Enjoy full signage exposure, no shared walls, and dedicated front and rear parking. Inside, you'll find an open-concept layout over two levels, plus 1,306 SF of bonus basement storage with a separate entrance;FREE!! Flexible layout, bright space, and prime visibility make this ideal for a wide range of businesses. Zoned C-COR2, permitted uses include retail, fitness, healthcare, office, restaurant, pet care, child care, financial services, and more. Discretionary uses allow for cafes, breweries, cannabis stores, studios, and more. Vacant and ready for quick possession. Estimated 2025 operating costs: \$15/SF. Tenant pays utilities. ?? Stand out in one of Calgary's most vibrant commercial districts. Book a tour today!