



GRASSROOTS
REALTY GROUP

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325 23 Avenue SW
Calgary, Alberta

MLS # A2186003



\$34 per sq.ft.

Division: Mission

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,776 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.10 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This prime office listing is situated in the heart of Mission, a vibrant and sought-after neighborhood in Calgary, located on 23 Avenue SW, just east of 4 Street SW. The property offers excellent accessibility, with easy connections to major roads and public transit, ensuring convenience for employees and clients alike. Mission is a dynamic community, combining residential charm with commercial vitality, making it an ideal location for a diverse range of businesses. Discretionary Use include Child Care Facilities. The office comes with six secured and fenced parking stalls at the rear of the property, along with ample street parking available directly in front and nearby. This provides both convenience and peace of mind for tenants and visitors. Additionally, the space offers flexible leasing options, with negotiable tenant improvement packages available for qualified tenants, allowing for customization to suit specific business needs. Whether you're looking for a central office for your growing team or a strategic location to attract new customers, this property is a prime choice in one of Calgary's most vibrant neighbourhoods. Take advantage of the mix of residential and commercial surroundings, offering both foot traffic and a professional environment for your business to thrive.