

6815 26 Avenue NE
Calgary, Alberta

MLS # A2302163



\$35 per sq.ft.

Division: Pineridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,972 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

1,972 SF commercial unit available for sublease, ideally suited for a medical clinic and located adjacent to a pharmacy. Excellent opportunity for physicians looking to establish a new family practice, relocate an existing clinic, or expand into a fast-growing neighborhood. Situated in Pineridge, this location offers strong potential and visibility. Basic rent is \$35 PSF for Years 1–3, \$37 PSF for Years 4–7, and \$39 PSF for Years 8–10. Operating costs are \$19.47 PSF (to be verified). Unit includes CRU 2 and 3.