

// +/- 2,750 SF of  
Retail Space

# FOR LEASE

Unit 8, 3803 26 Ave SW, Calgary



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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY DETAILS



## PROPERTY OVERVIEW

<b>Address:</b>	Unit 8, 3803 26th Ave SW, Calgary
<b>Area:</b>	+/- 2,750 sq. ft.
<b>Net Rent:</b>	Low \$30's to start with annual escalations
<b>Operating Costs:</b>	\$19.08 / SF
<b>Possession:</b>	Available Immediately
<b>Parking:</b>	Ample parking front and rear
<b>Building Signage:</b>	\$175.00 / month

## THE OFFERING

### Retail Space for Lease | Glenbrook SW – High Exposure on 37 Street SW

CDN Global Commercial Real Estate Advisors is pleased to present this **± 2,750 SF retail opportunity** located in the highly sought-after community of Glenbrook SW.

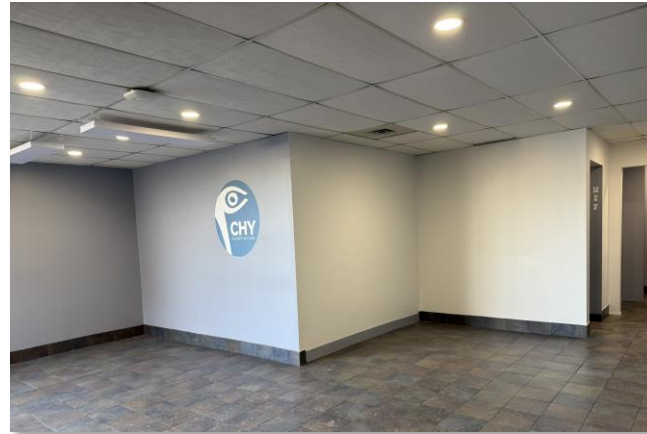
Positioned along **busy 37 Street SW**, this property benefits from **excellent visibility, strong vehicular traffic, and convenient access**, making it an ideal location for a wide range of retail and service-based users.

Formerly operated as a yoga studio, the space offers an open and functional layout that can be easily adapted to suit various business needs. The existing zoning within the shopping center supports a diverse mix of permitted uses, providing flexibility for tenants seeking to establish or expand their presence in a well-established neighborhood.

Surrounded by dense residential population and complementary local businesses, this location presents a strong opportunity to capture consistent foot traffic and build a loyal customer base.



# INTERIOR FEATURES // Unit 8



// Features:

Reception area

Studio

2 change rooms

Utility room

Vesti bule

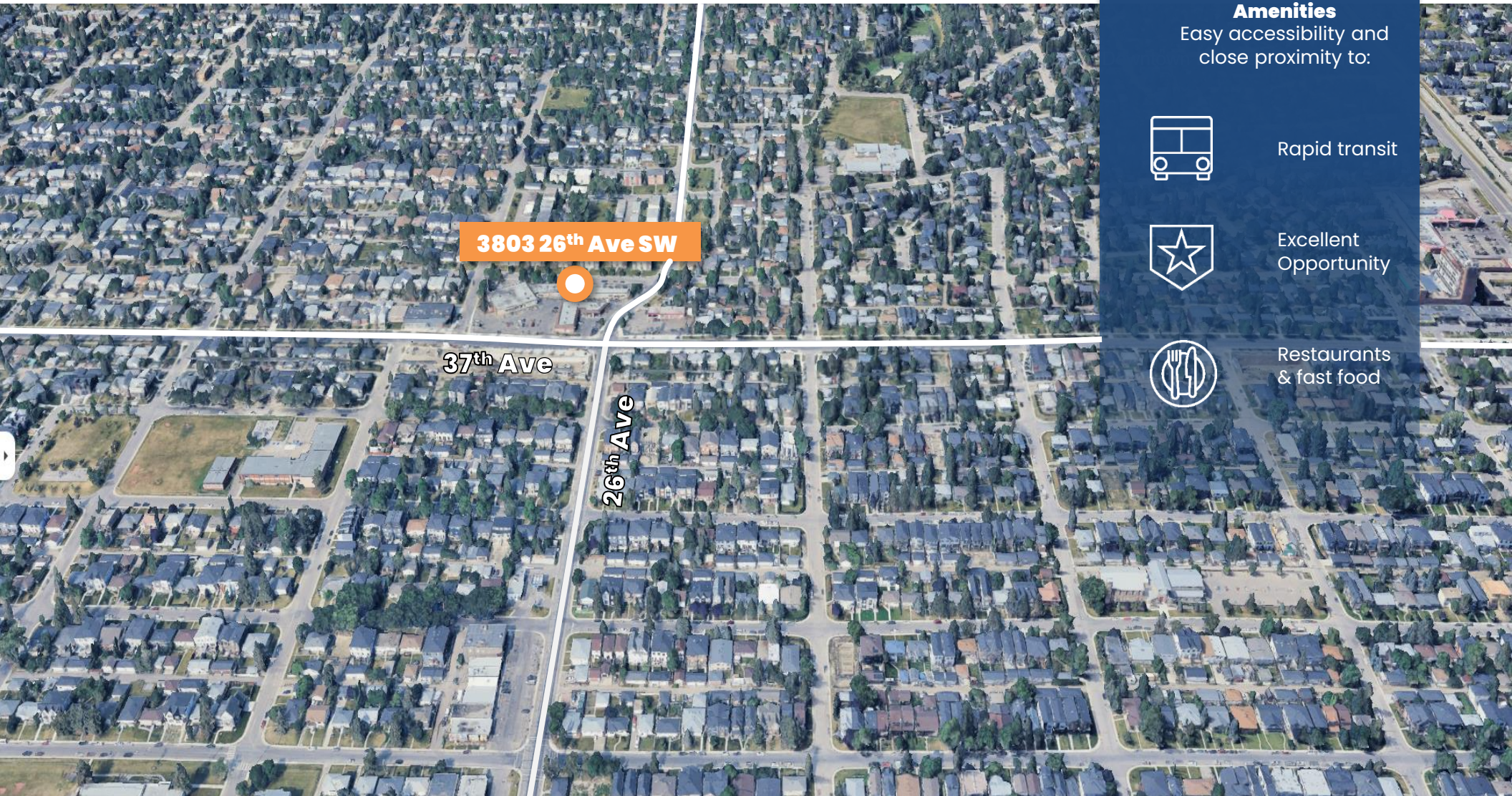


Unit 8, 3803 26<sup>th</sup> Ave SW, Calgary

# LOCATION

// **Unit 8, 3803 26<sup>th</sup> Ave SW, Calgary, AB** is located in the Glenbrook neighborhood of Calgary and is approximately an 18-minute walk to the WB 45 Street CTrain Station, providing access to the Blue Line (Saddletowne – 69 Street). The property benefits from good transit access with several public transportation options nearby. Nearby parks include Good Companions Park, Valour Park, and Grafton Park

Additionally, a large multifamily residential development located directly across the street further enhances the area's density and supports increased foot traffic and local activity.



## Drive Times:

Downtown Calgary: **13 min**

Deerfoot Trail SE: **17 min**

Calgary Airport: **29 min**

## Amenities

Easy accessibility and close proximity to:



Rapid transit



Excellent Opportunity



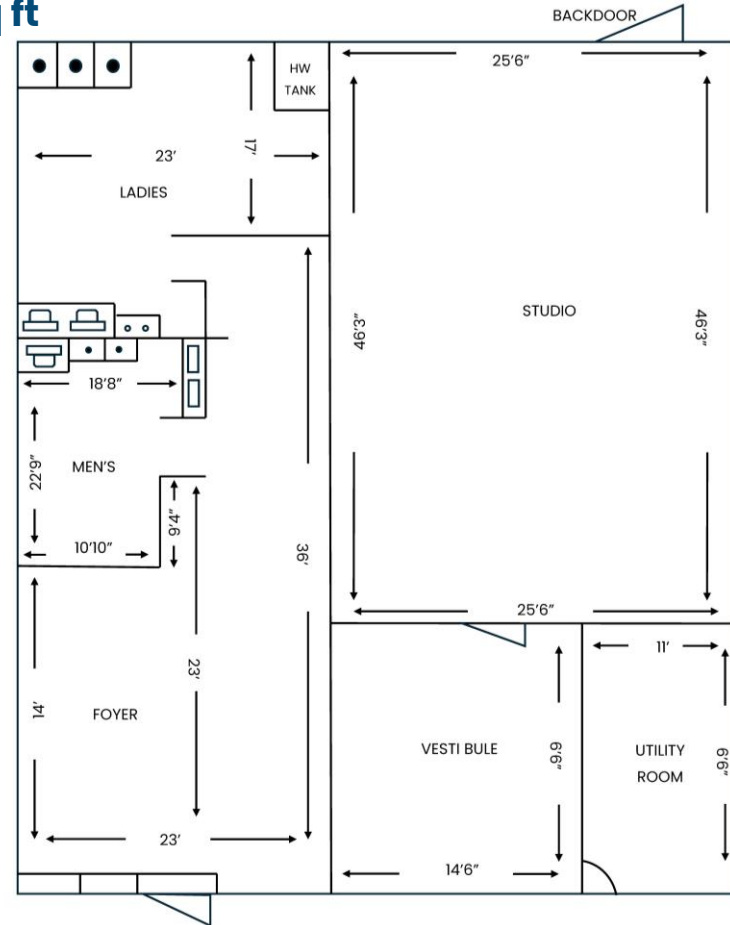
Restaurants & fast food

# FLOOR PLAN & CONTACT

## Site Plan



## Floor Plan +/- 2,750 sq ft



// Total floor plan area is +/- 2,750 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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