



FOR LEASE

Westbrook LRT station commercial space

Opportunity for a cafe to operate out of the Nicholls Family Library, a highly visible and accessible space at 1421 33 ST S.W. Calgary, AB

COMMUNITY
Rosscarrock

LEASE AREA
1,096 sq. ft.

PROPERTY TYPE
Commercial

LAND USE
C-COR1

TERMS AND CONDITIONS

Terms: Negotiable
Rent: Percentage of gross revenue
Operating costs: TBC

Property Highlights

- High foot traffic location within Westbrook LRT station
- Preferred use – Cafe (food & beverage)
- Space is located on the main floor of the library
- If applicable, organization will need to apply for annual tax exemption themselves
- To apply, please include a proposal letter with your Expression of Interest.
- Open house - Thursday, April 11, 2024 from 1- 3 p.m. MST

Financial info

Market rates

Payable monthly in advance

SUBMISSION DATE OPEN:

March 21, 2024

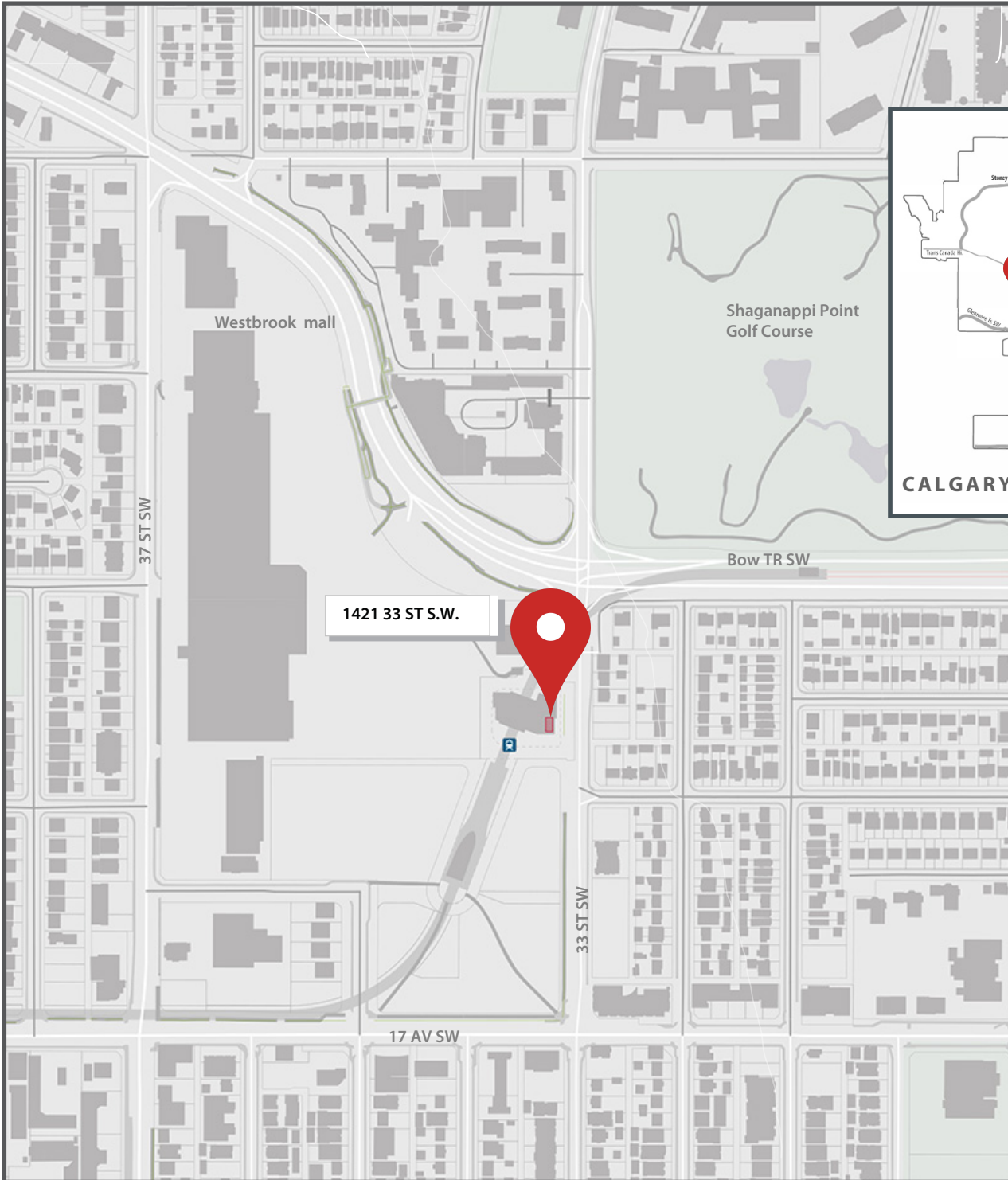
SUBMISSION DATE CLOSED:

April 22, 2024 at 11:59 p.m. MST

Gallery



Context map



Amenities

Adjacent to Westbrook Mall and across the street from Shaganappi Point Golf Course

Contact us



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Commercial Leasing Agent
Leasing & Property Management
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Submit interest using the
Expression of Interest Form

City of Calgary Real Estate & Development Services

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

calgary.ca/realestate

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