

RETAIL SPACE FOR SUBLEASE

280 10 STREET NW

CALGARY, AB



PROPERTY HIGHLIGHTS

Located along vibrant 10 Street NW, this high-exposure retail space offers an exceptional opportunity in one of Calgary's most walkable and well-established urban neighbourhoods. Formerly a bank branch, the space benefits from prominent street frontage, excellent visibility, and consistent foot traffic from nearby residential density, transit connections, and a strong mix of destination retailers, cafés, and restaurants.

PROPERTY DETAILS

Space Available:	1,532 sf
Availability:	Immediately
Sublease Expiry:	April 30, 2027
Sublease Rates:	Market
Op Costs (2025):	\$14.50 (excluding mgmt fee)
Parking:	5 customer stalls



[illegible]



AMENITY MAP

- | | | | |
|-------------------------------|-----------------------------|-------------------|----------------------------|
| 1 Safeway | 8 Bodega Mexican Restaurant | 15 Fuwa Fuwa | 22 Side Street Pub & Grill |
| 2 Freshslice Pizza | 9 Tibet Kitchen | 16 Pet Planet | 23 Scotiabank |
| 3 Pho HouZ Vietnamese Kitchen | 10 Regal Cat Cafe | 17 Kensington Pub | 24 Original Joe's |
| 4 COBS Bread | 11 Orange Theory | 18 Deville Coffee | 25 Peppino Gourmet Foods |
| 5 Aggudo Coffee Roasters | 12 Red's Diner | 19 Higher Ground | 26 Shoppers Drug Mart |
| 6 Flippin' Burgers | 13 Bombay Tiger | 20 Hayden Block | 27 Subway |
| 7 WOW Kitchen | 14 Oolong Tea Shop | 21 Pulcinella | 28 Petro-Canada |



FOR MORE INFORMATION, CONTACT:

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