

About the BUILDING

2202 2 Street SW offers a dynamic and functional medical space, including examination consultation areas, storage spaces, and a waiting room. Located in the vibrant community of Mission and situated just minutes from downtown Calgary, this location offers exceptional accessibility and is well-served by public transit. Additionally, there is ample on-site parking available. Nearby amenities include pharmacies, coffee shops, and restaurants. The space can be customized to meet a specific medical practice's requirements and is wheelchair accessible.

Available Space 17,535 sf

(Space has its own exclusive entrance)

Availability January 1, 2025

Lease Rate Market lease rates

Operating Costs \$19.01 psf (2024)

Floors 2 plus lower level

Zoning 41D2009 SITE 1

Visitor Parking Ample patient

surface parking

(charged hourly)

Staff Parking Surface: 1 per 225 sf

\$175 per month, per stall



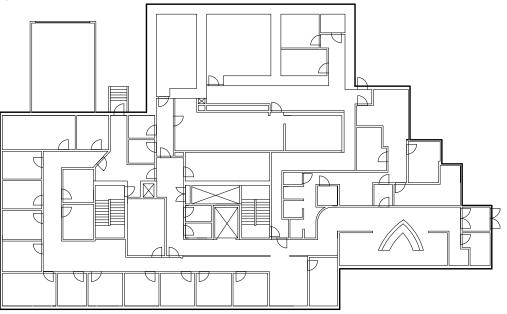




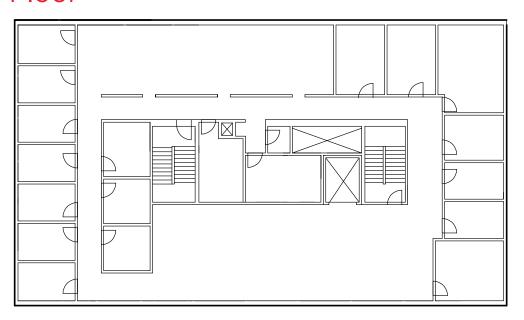




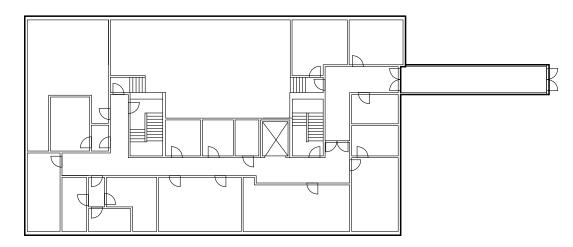
Main Floor



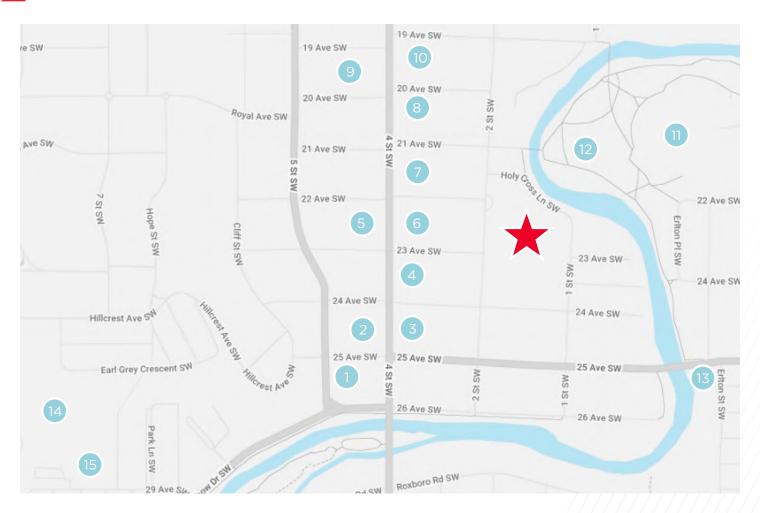
Second Floor



Lower Floor



Location



- 1. Safeway
- Earls Kitchen + Bar, La Boulangerie Bakery
- **3.** Shoppers Drug Mart
- **4.** VIN Room, BMO, Mucho Burrito, Lululemon
- **5.** Starbucks, RBC, OEB Breakfast Co, Phil & Sebastian Coffee
- 6. Mercato, Carino Japanese Italian Kitchen, Aida's Bistro
- 7. Añejo, Blowers & Grafton

- 8. Blaze Pizza, Shokunin
- 9. Scotiabank, TD Canada Trust
- 10. RBC, Petro-Canada
- 11. MNP Community Sports Centre
- **12.** Lindsay Park
- **13.** Earlton Park
- 14. Earl Grey Park
- **15.** The Glencoe Club



Demographics

102,099
Population

\$122,135
Avg Household Income

39.1 Avg Age









2262, Deck TREET S.A.

Contact

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