

FOR SALE OR LEASE

#401 535 10TH AVE SW
CALGARY, AB



*Versatile live/work space in
the historic Hudson Lofts*

Ria Mavrikos, Associate
Commercial Sales & Leasing
403.875.0886
mavrikoscre@gmail.com

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A unique live/work opportunity in the historic Hudson Lofts—ideal for owner- users or low-traffic businesses seeking a flexible commercial space with character. This open-concept brick loft features a large 1-bedroom with ensuite (currently used as a boardroom), additional half bath, kitchen and adaptable open space with temporary partitions. Located on 10th Ave and 5th St SW, just minutes from downtown Calgary. Includes 2 parking stalls (1 titled underground, 1 assigned surface) and a separate storage locker. A rare chance to own in a landmark building with strong potential for creative office, studio, or boutique use.

PROPERTY DETAILS

ADDRESS	#401 535 10 th Ave SW
SPACE TYPE	Office
AVAILABLE SPACE	± 1,608 square feet
YEAR BUILT	1909
ZONING	DC-74Z93

FOR SALE

PRICE	\$699,900
CONDO FEE	\$1212.95/month
PROPERTY TAXES (2024 ACTUAL)	\$4764 / annual
2 TITLED PARKING SPACES	1 underground & 1 surface

FOR LEASE

LEASE RATE	\$20.00 PSF
OPERATING COSTS <i>(electricity not included)</i>	\$12.17 PSF
LEASE TERM	negotiable
MANDATORY PARKING RATE	Underground \$325 /month Surface \$250 /month

All reasonable offers will be considered



CHARACTER
BUILDING



WALK TO LRT
& DOWNTOWN



BELTLINE
LOCATION



LIVE / WORK



THE BELTLINE



CONTACT:

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RE/MAX Key
 1202, 20 Dawson Wharf Mount
 T1X 2Z5 Chestermere AB
 587.316.2000

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