FOR SALE OR LEASE

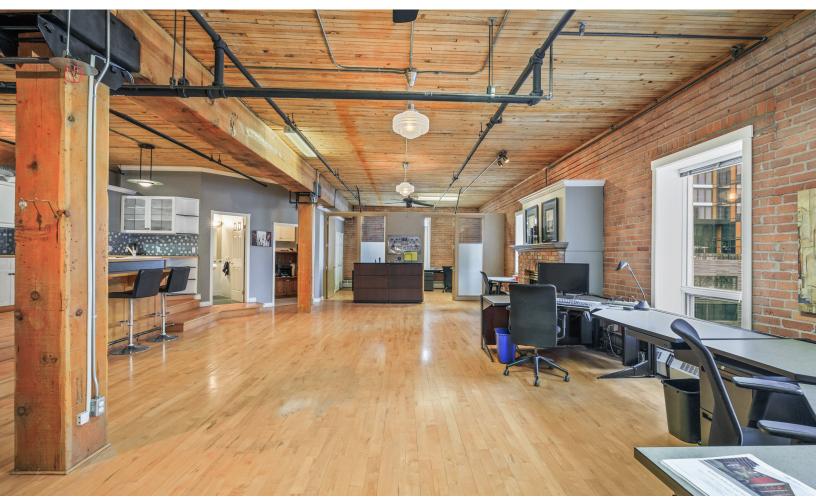
40153510^{TH} AVE SW CALGARY, AB



Versatile live/work space in the historic Hudson Lofts

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









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 10th 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 (electricity not included) \$12.17 PSF

LEASE TERM negotiable

MANDATORY PARKING RATE Underground \$325 /month

Surface \$250 /month













CONTACT:

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.