

Calgary



## 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

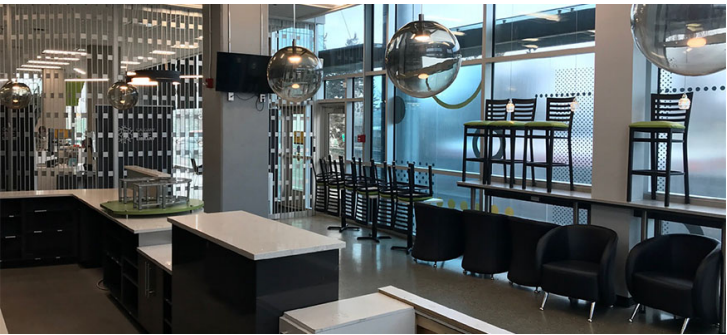
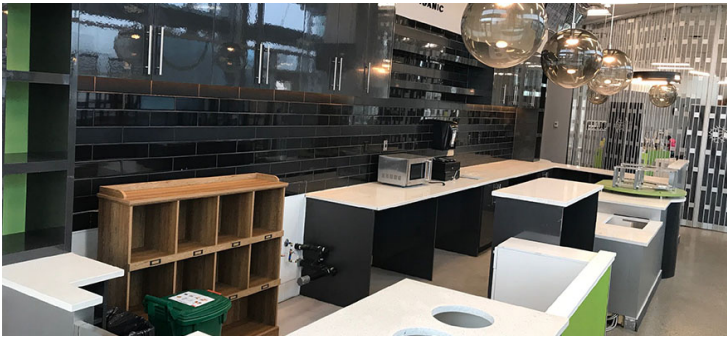
### Financial info

#### Market rates

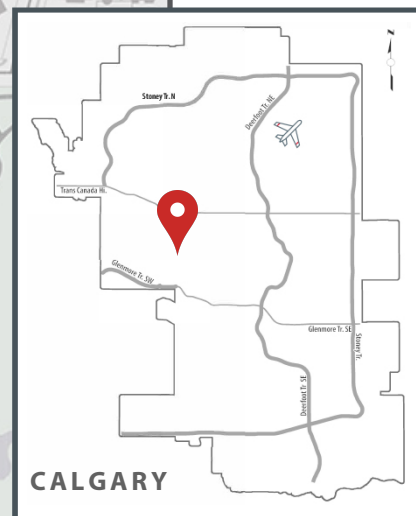
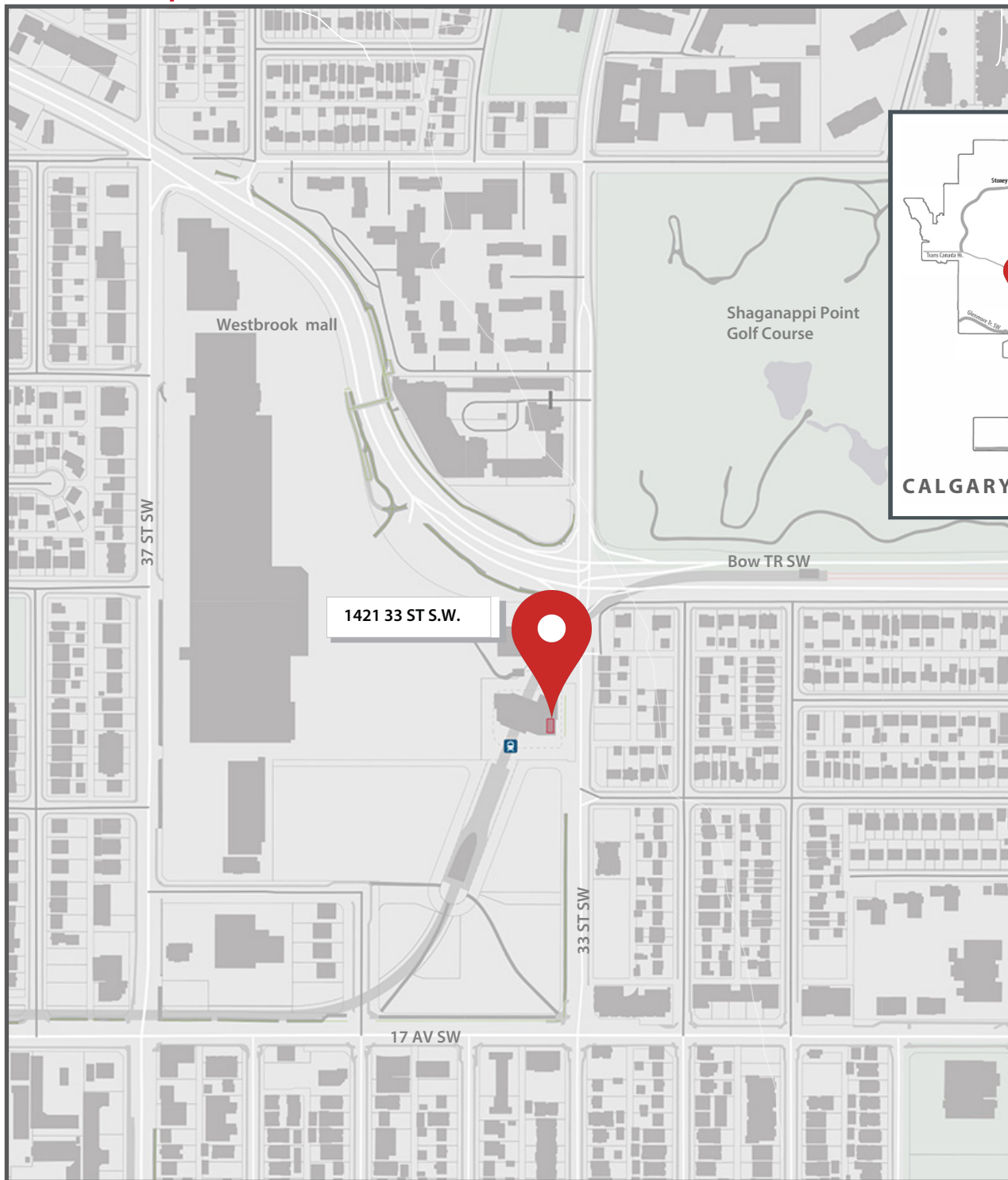
Payable monthly in advance



Gallery



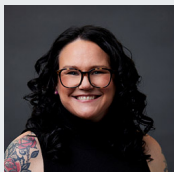
## Context map



## Amenities

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

## Contact us



**Melissa Dagg**  
Commercial Leasing Agent  
Leasing & Property Management  
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OFFICE 403.700.5309

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](http://calgary.ca/realestate)**

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