

# \$15 - 7136 11 Street Ne, Calgary

MLS® #A2191412

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.09 Acres

Deerfoot Business Centre., Calgary, Alberta

Welcome to the Swift Centre located at 7136 11th Street NE, Calgary! Swift Centre is a contemporary and professionally managed office building that offers a range of flexible leasing options to suit the needs of modern businesses. Whether you require a single unit or wish to combine spaces, we provide adaptable solutions to meet your requirements. Operating cost is \$15.00 and base rent is based on the market rate. All of our units features high-quality and well thought-out structures, each each floor includes washrooms for your comfort and convenience. Main floor is perfect for a daycare business and has a grass playground available at the side of the buildingâ€™ making it a perfect setup for childcare services. On the third floor, you can enjoy the exclusive benefit of a stunning rooftop patio, complemented by an open atrium - perfect for relaxation or informal meetings.

There are 80 underground spaces and 11 surface spots available for tenants and visitors. Located just minutes from Deerfoot City, youâ€™ll have easy access to popular retailers such as Walmart and Canadian Tire, as well as excellent connectivity to major transport routes. The zoning at the Swift Centre is ideal for a wide variety of uses, including Child care services, indoor recreation, medical practices, and more. Whatever your business needs, we are confident that we can offer a space that aligns with your goals.



Call for a tour, Don't miss out on this prime location to grow your business!

Built in 2017

### Essential Information

MLS® #	A2191412
Price	\$15
Bathrooms	0.00
Acres	1.09
Year Built	2017
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	7136 11 Street Ne
Subdivision	Deerfoot Business Centre.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8X3

### Amenities

Parking Spaces	91
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### Exterior

Roof	Concrete
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	January 30th, 2025
Days on Market	142
Zoning	I-B f1.0

### Listing Details

Listing Office	URBAN-REALTY.ca
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