

# \$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 |
|----------------|----|

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Concrete        |
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 136                |
| Zoning         | I-B f1.0           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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