

# \$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€™™ 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	61
Zoning	I-B f1.0

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.