

FOR LEASE

SHAWNEE STATION

RETAIL/MEDICAL/OFFICE



Highlights ...

- ✓ Excellent opportunity within Shawnee Station, direct visual and signage exposure to Macleod Trail
- ✓ 2,318 sq. ft. endcap available November 1, 2024
- ✓ Located next to LRT Station
- ✓ Strong trade area with above average income and traffic counts
- ✓ High Exposure location on low vacancy corridor
- ✓ Great on site parking

PAUL LOUITT

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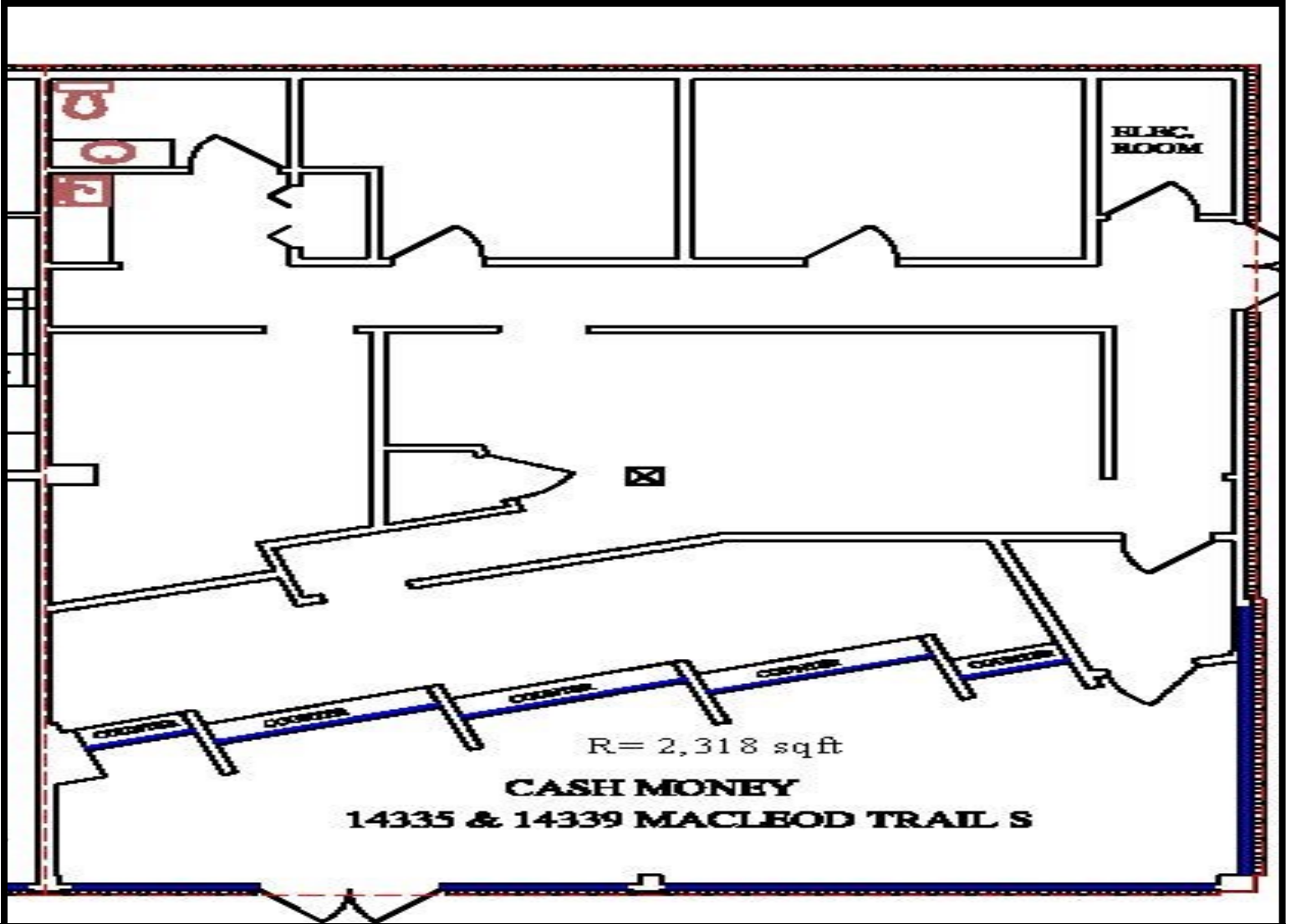
Industrial, Retail, Investment Sales & Leasing

R E T A I L / M E D I C A L / O F F I C E F O R L E A S E

ADDRESS:	14335-14339 Macleod Trail South, Calgary
AVAILABLE SPACE:	2,318 sq. ft. Cash Money location Available November 1, 2024
DESIGNATION:	Non competing Retail, Medical or professional Office uses
ZONING:	C-COR 3 Commercial Corridor 3
LEASE TERM:	5 Years
OPTION TO RENEW:	5 year renewal option
MINIMUM RENT:	Starting at \$30.00 per sq. ft, per Annum
ADDITIONAL RENT:	Estimated \$18.19 per sq. ft. per Annum for (2024)
UTILITIES:	Extra, payable by Tenant
TENANT INDUCEMENTS:	Negotiable
SIGNAGE:	Highly visible Fascia Signage and Pylon signage available at market rates
PARKING:	Ample
EXISTING TENANTS:	Carstar Express, Alavanca Martial Arts Studio, Shawnee Station Napa Auto Repair, Enterprise Car Rentals, Optometrists, Prompt Physio and Chiro, Gem Nail Salon, Beyond Dental, Avatara Pizza, Cash Money (vacating October 31, 2024), Bombay Spices and Ozzy's Diner
COMMENTS:	2,318 sq. ft. Prime endcap location available November 1, 2024 within high exposure Shawnee Station, high volume traffic counts and direct visual exposure to Macleod Trail and LRT Station and ridership. Available for any non competing Retail, Medical or Office uses. Low vacancy retail corridor, strong area demographics, high exposure, strong Tenant draw, excellent parking and strategic location create this opportunity for new Retail, Medical or office Tenants.

NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

RETAIL / MEDICAL / OFFICE
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SHAWNEE STATION
FREESTANDING EQUIPPED RESTAURANT
CAN BE CONVERTED TO RETAIL,
MEDICAL, CHILDCARE



PRIME MACLEOD TRAIL LOCATION

Highlights ...

- ✓ Excellent opportunity within Shawnee Station, direct visual and signage exposure to Macleod Trail and LRT station
- ✓ Freestanding Equipped Restaurant 4,267 sq. ft. available with 30 day notice, Can be converted to retail Retail, Medical, Childcare
- ✓ Close proximity to LRT Station and Fish creek Park
- ✓ Anchor Tenants create great draw from surrounding communities for new Tenant's
- ✓ High Exposure signage visible to Macleod Trail South
- ✓ Great on site parking

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T U R N K E Y R E S T A U R A N T
R E T A I L , M E D I C A L ,
C H I L D C A R E

ADDRESS:	14351–14315 Macleod Trail South, Calgary
AVAILABLE SPACE:	14315 Macleod Trail Freestanding Equipped Restaurant 4,267 sq. ft. Available Tenant occupied, 30 day notice
DESIGNATION:	Turnkey Restaurant, Retail, Medical, Office, Childcare
ZONING:	C - COR3: Commercial Corridor 3 (IP2007)
LEASE TERM:	5 Years
OPTION TO RENEW:	5 year renewal option
MINIMUM RENT:	\$33.00-\$35.00 per sq. ft, per Annum
ADDITIONAL RENT:	Estimated \$18.19 per sq. ft. per Annum for (2024)
UTILITIES:	Extra, payable by Tenant
TENANT INDUCEMENTS:	Negotiable
SIGNAGE CHARGES:	Highly visible Fascia Signage and Pylon signage available at market rates
PARKING:	Ample
COMMENTS:	Freestanding Equipped Restaurant 4,267 sq. ft. Available, can be converted to Retail, medical, childcare. High exposure Shawnee Station, traffic counts of 120,000 cars per day by the center plus signage and visual exposure from LRT Station. Existing Tenants create great draw from surrounding communities. Available for any non competing Restaurant, Retail, Medical, Office or Childcare uses. Low vacancy retail corridor, strong Tenant draw, excellent parking and strategic location create this opportunity for new Retail, Medical or office Tenants.

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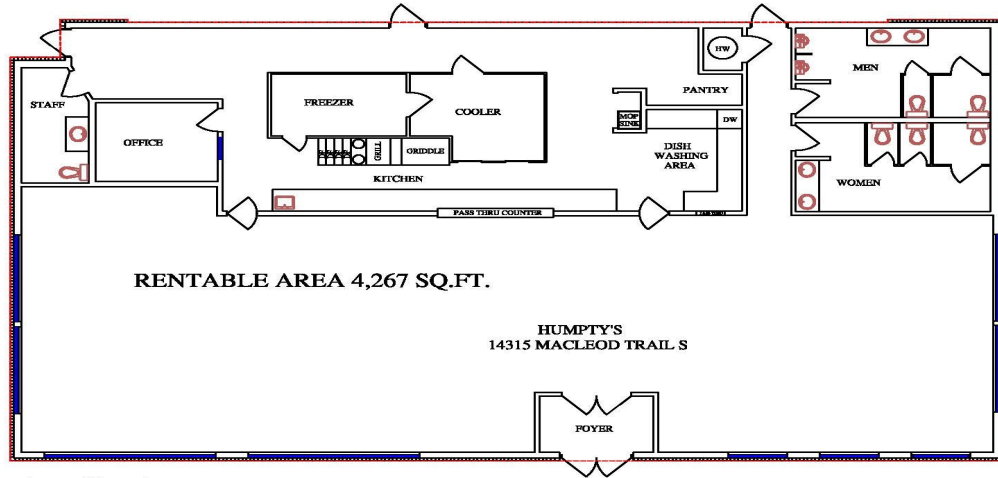
T U R N K E Y R E S T A U R A N T
R E T A I L , M E D I C A L ,
C H I L D C A R E



TURNKEY RESTAURANT RETAIL, MEDICAL, CHILD CARE



SHAWNEE STATION
14315 - 14395 MACLEOD TRAIL S
CALGARY, ALBERTA
14315 - HUMPTY'S
MEASURED - FEB 18-23, 2016 per EXTERIOR WALL METHODOLOGY



MAIN FLOOR PLAN

MM MEASURE MASTERS™
CALGARY
(403)238-3555

PREPARED for:
ARLINGTON REALTY
CALGARY, AB
406-802-3899

