

FOR LEASE

**10455 SOUTHPORT
ROAD SW, CALGARY, AB**

Ryan Rutherford

Vice President
403 261 1188
ryan.rutherford@cushwake.com

Mac Marcinew

Associate
403 261 1155
mac.marcinew@cushwake.com

David Cooney

Partner
780 917 8327
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 13, 2023



PROPERTY HIGHLIGHTS

- Restaurant is highly visible from Macleod Trail, via Southport Rd SW
- Located adjacent to Real Canadian Superstore
- Services established communities: Willow Park, Lake Bonavista, Canyon Meadows and Haysboro
- Nearby retail include: Superstore, Canadian Tire, Value Village, Walmart, Party City and SouthCentre Shopping Centre
- Southland Park office complex is located across the street that service doctor, dentist and other medical offices
- Nearby access to Southland LRT Station
- This site is exposed to over 55,000 vehicles per day on Macleod Trail



PROPERTY DETAILS

MUNICIPAL ADDRESS

10455 Southport Road SW,
Edmonton, AB

BUILDING SIZE

6,240 SF

LEASE RATE

Market

OPERATING COST

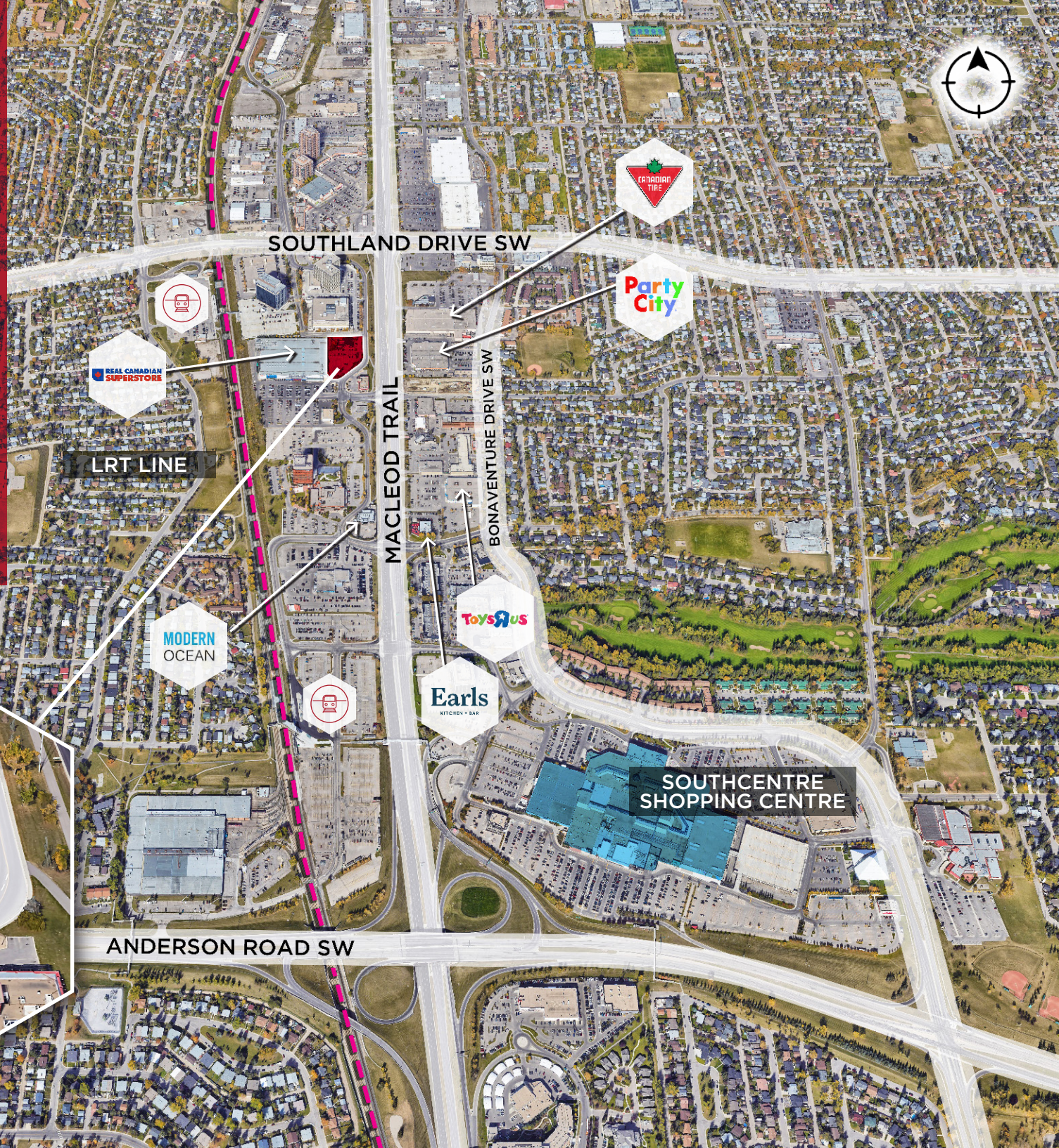
\$13.48 per SF (est 2022)

PROPERTY TAXES

\$10.23 per SF (est 2022)

AVAILABILITY

Immediate



SOUTHLAND DRIVE SW

LRT LINE

MACLEOD TRAIL

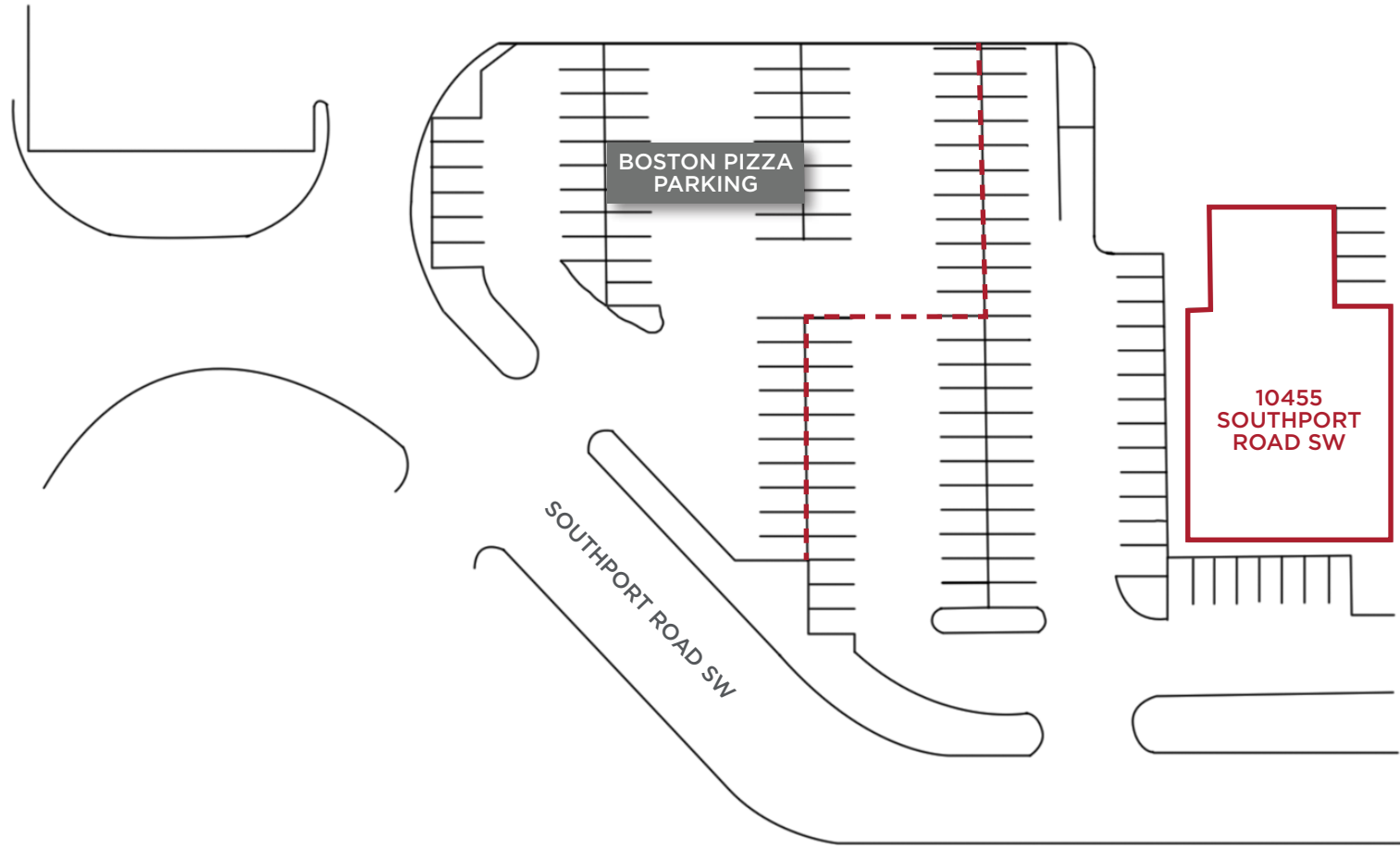
BONAVENTURE DRIVE SW

ANDERSON ROAD SW

SOUTHCENTRE
SHOPPING CENTRE

SOUTHPORT ROAD SW

SITE PLAN



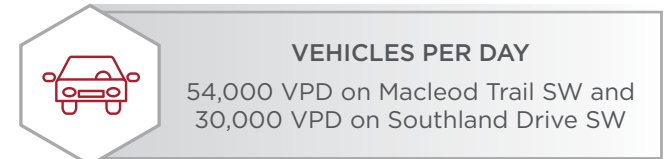
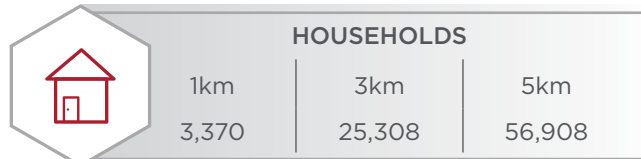
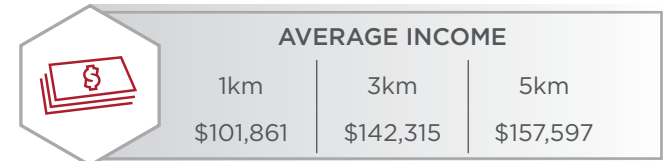
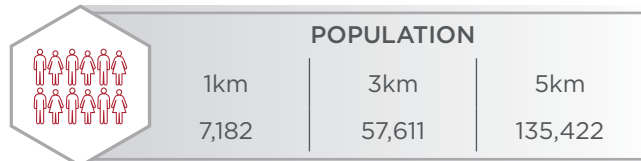
Ryan Rutherford
 Vice President
 403 261 1188
 ryan.rutherford@cushwake.com

Mac Marcinew
 Associate
 403 261 1155
 mac.marcinew@cushwake.com

David Cooney
 Partner
 780 917 8327
 david.cooney@cwedm.com



DEMOGRAPHICS



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 13, 2023