



**1,462 - 3,518 SF Retail/Storage Space**

### Property Highlights

- Outstanding Calgary Trail South exposure
- Signage opportunities available
- Within close proximity to numerous amenities
- Ample surface parking at no additional cost
- Fibre optics available
- Mixture of Retail and Storage Space



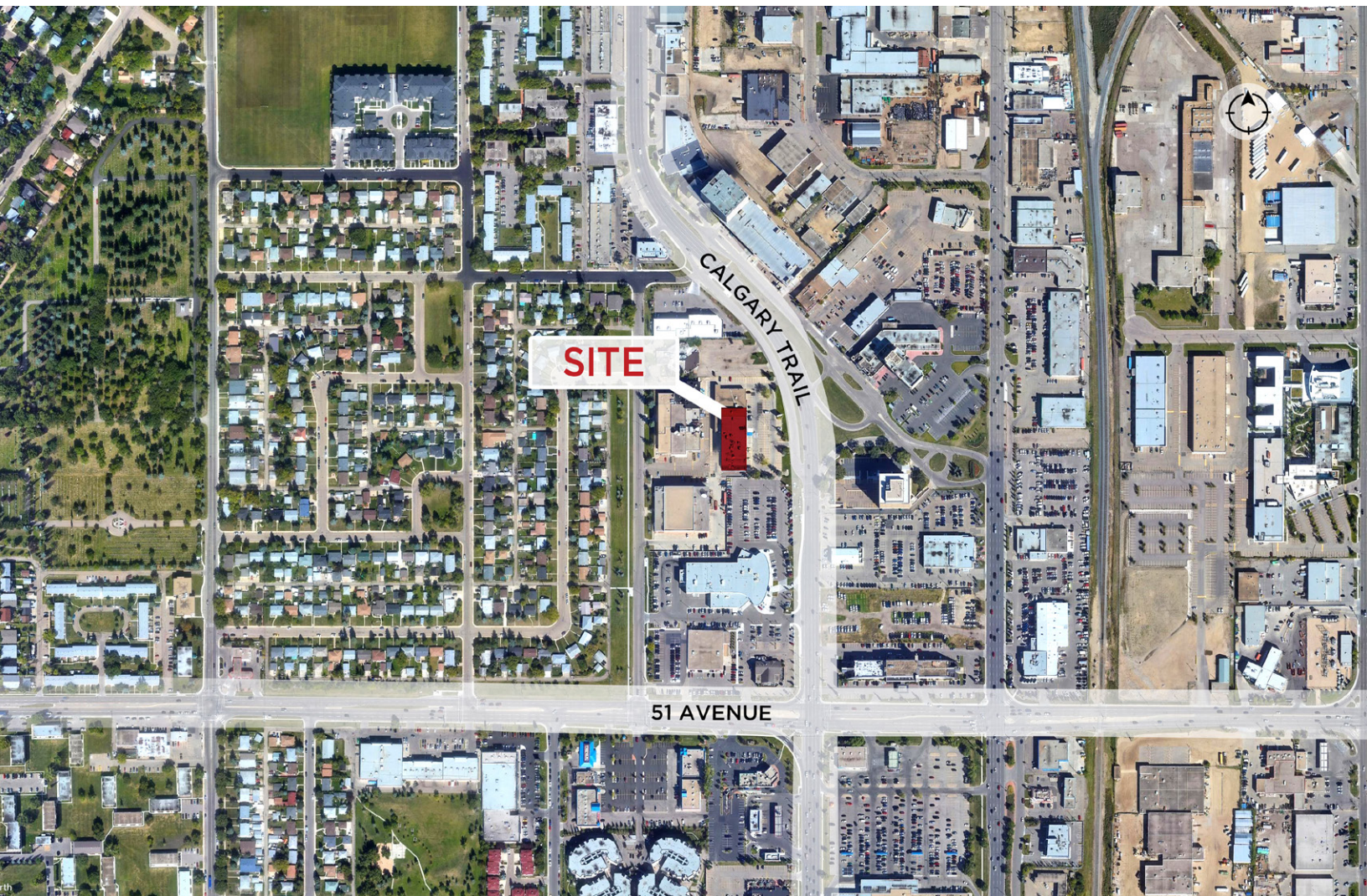
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**Property Details**

<b>Lease Areas:</b>	1,461 SF - 3,518 SF	<b>Tenant Improvement Allowance:</b>	Negotiable
<b>Lease Rate:</b>	Market	<b>Parking:</b>	Ample surface parking at no additional charge
<b>Operating Costs (Includes Utilities):</b>	\$9.89 per SF plus janitorial (est. 2021)	<b>Signage:</b>	Great opportunity available

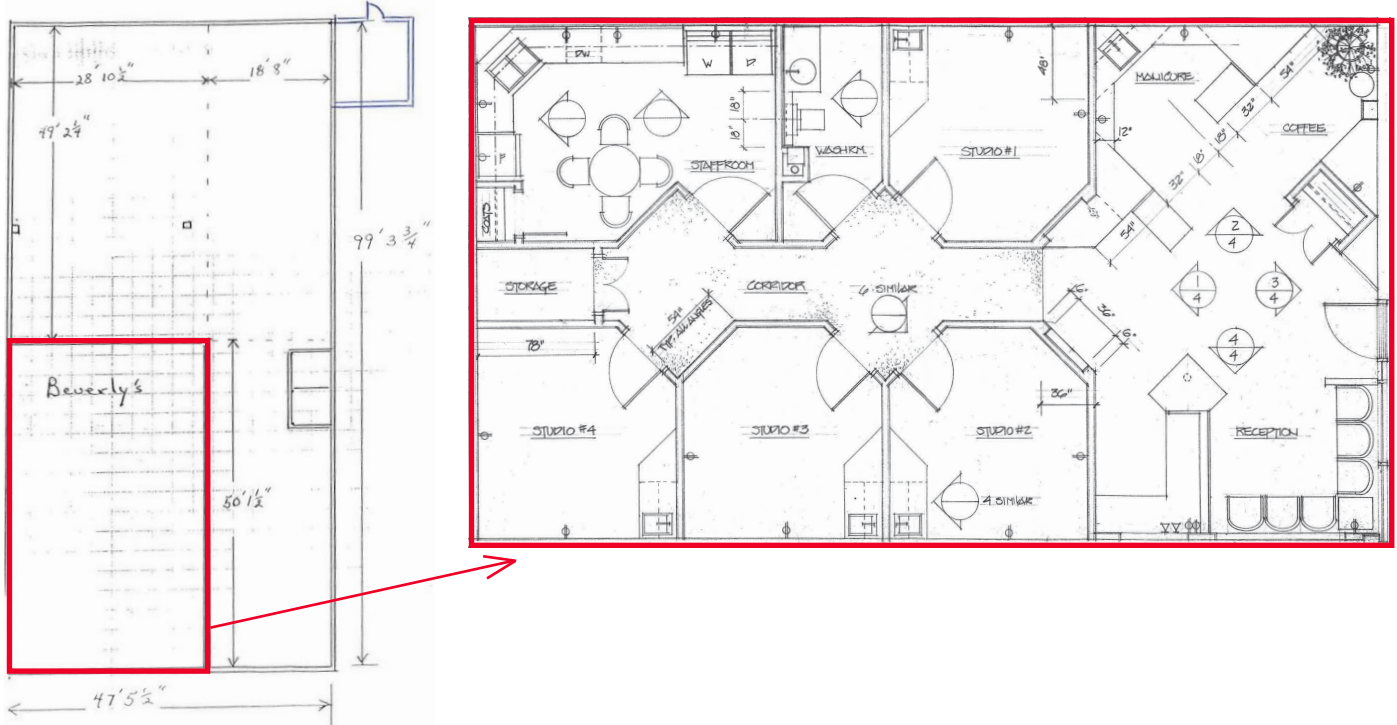
**Aerial**



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**Floor Plans**



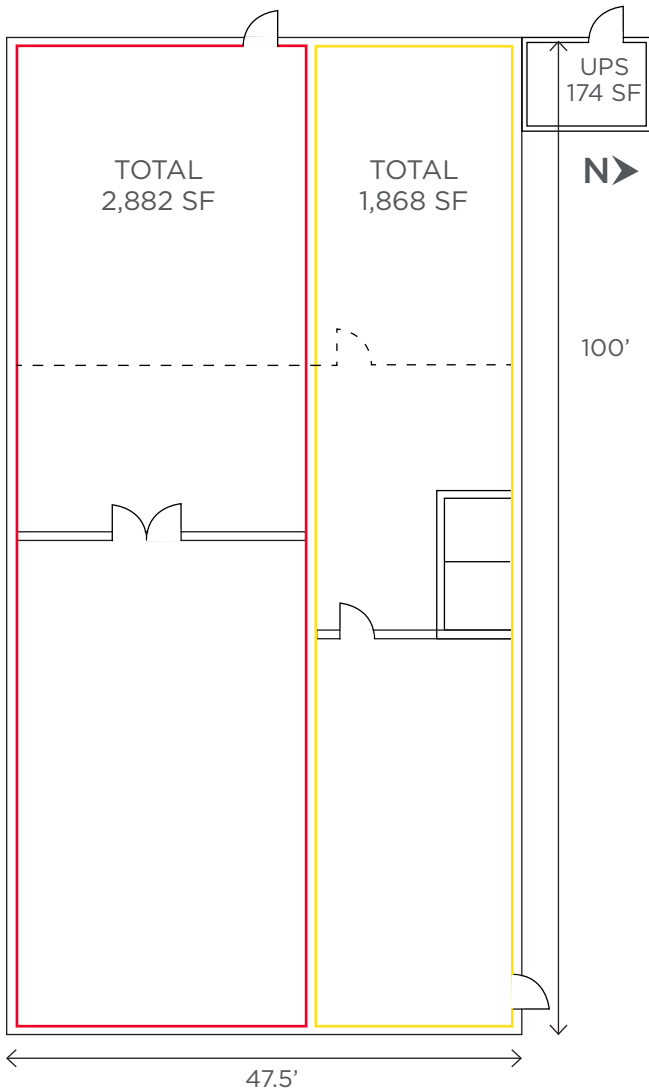
**Property Photos**



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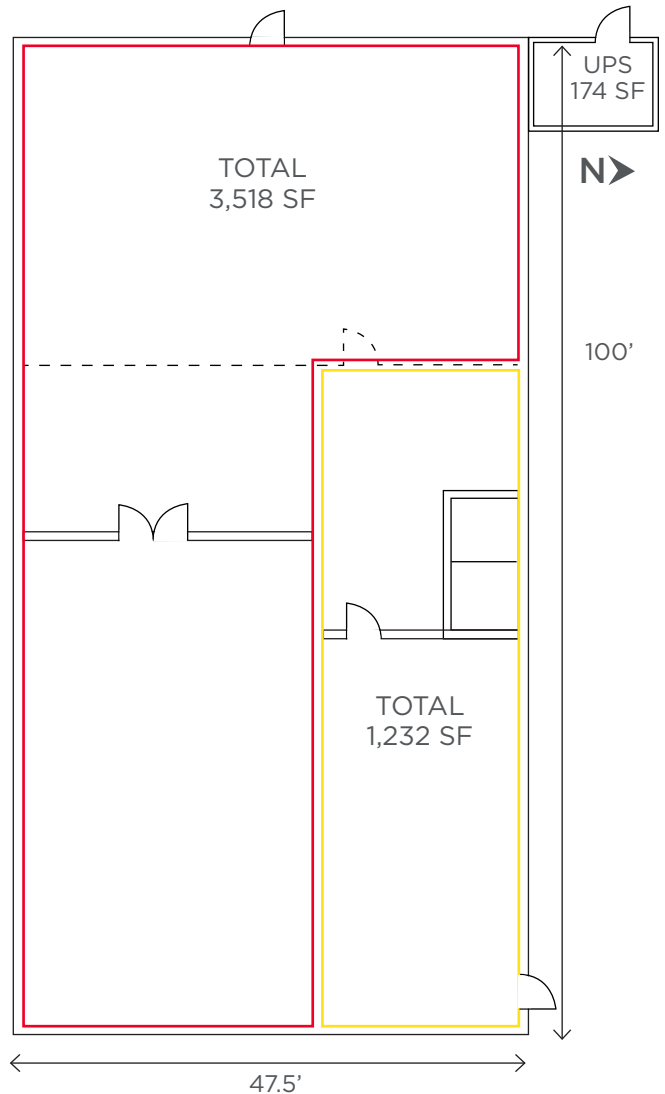
**OPTION #1**



- Option 1
- Beverlys + rear space 2,882 SF
- Cathton area 1,868 SF

Total area 4,750 SF  
(excluding UPS)

**OPTION #2**



- Option 2
- Beverlys + rear space 3,518 SF
- Cathton area 1,232 SF

Total area 4,750 SF  
(excluding UPS)

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