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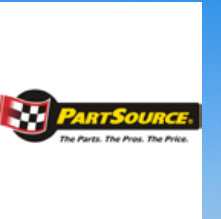


Unit Sizes	Unit 175: 2,744 SF Unit 170: 1,443 SF Unit 165: 1,443 SF Unit 160: 1,443 SF
Availability	Immediately
Zoning	C-C2
Signage	Available
Construction	Stucco, ACM
Building Height	18'
Lease Rate	Market
Op Costs + Property Taxes	\$12.12 PSF (Est. 2025)
Parking	Over 500 Stalls available, on site
Renovation	2024

C/L

Highlights

- Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn
- 4 CRUs available: starting at 1,443 to 2,744 SF
- 30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE
- Anchored by Sobey's, Calgary's first Planet Fitness & Dollarama
- Developed, owned and managed by Telsec Property Corporation



20 AVE SE

52 STREET SE

Unit 175
2,744 SF
C/L

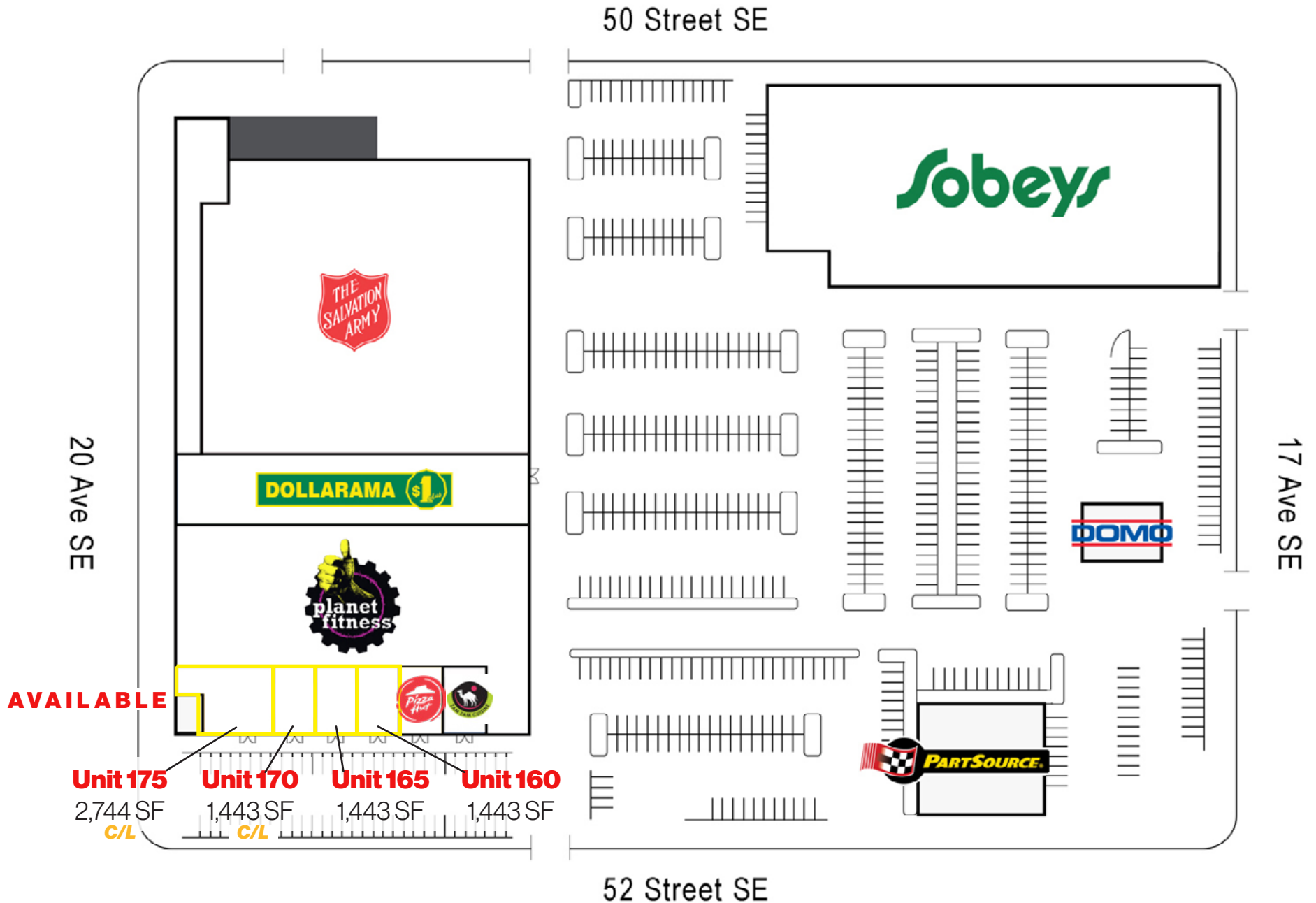
Unit 170
1,443 SF
C/L

Unit 165
1,443 SF

Unit 160
1,443 SF

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 **NEIGHBORHOOD**
Forest Lawn

 **POPULATION 3KM**
71,256

 **MEDIAN AGE**
39.9

 **HOUSEHOLD INCOME**
\$66,117

 **TRAFFIC COUNT**
27,000 VPD | 17 Avenue & 54 Street

Thank you for your Interest



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For more information, please contact one of our Associates.