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



**Unit 175**  
2,744 SF  
**C/L**

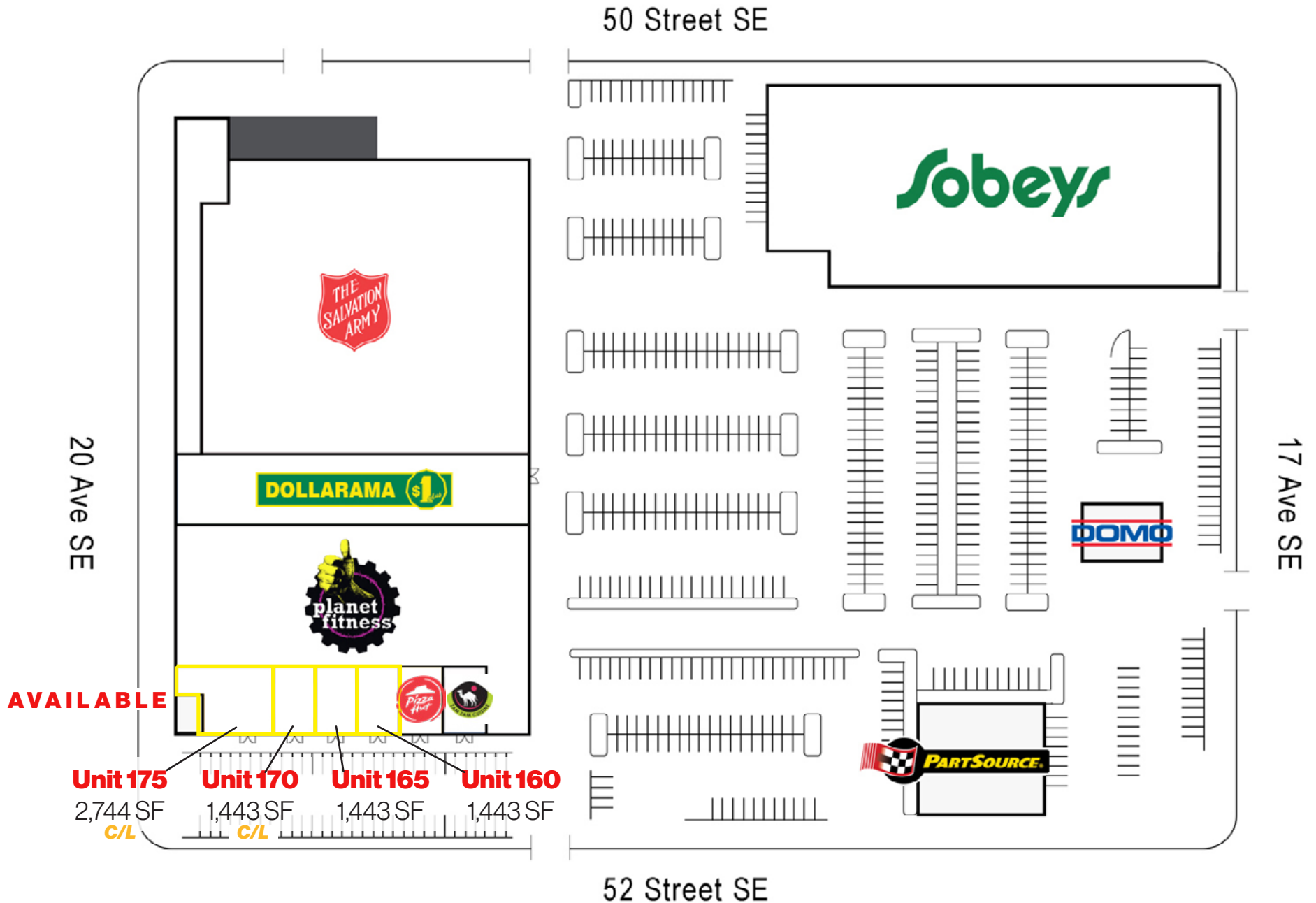
**Unit 170**  
1,443 SF  
**C/L**

**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



**BlackstoneCommercial.com**

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For more information, please contact one of our Associates.