

RETAIL SPACE FOR LEASE



# BARLOW CROSSING

Barlow Square SE, Calgary, Alberta

**Retail Availability:**

1,351 SF - 8,342 SF (Pad Site Opportunity Available)

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

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## ABOUT

# CENTRE HIGHLIGHTS

Barlow Crossing is a 30 acre development that includes showroom warehouse buildings and retail amenities and services in South Foothills.

- Located at the intersection of Barlow Trail and 90th Avenue SE
- Current tenants include Tim Hortons, Co-op Gas, Convenience and Car Wash, Alberta Health Services, Value Village, and Boys and Girls Club
- Ample surface parking available



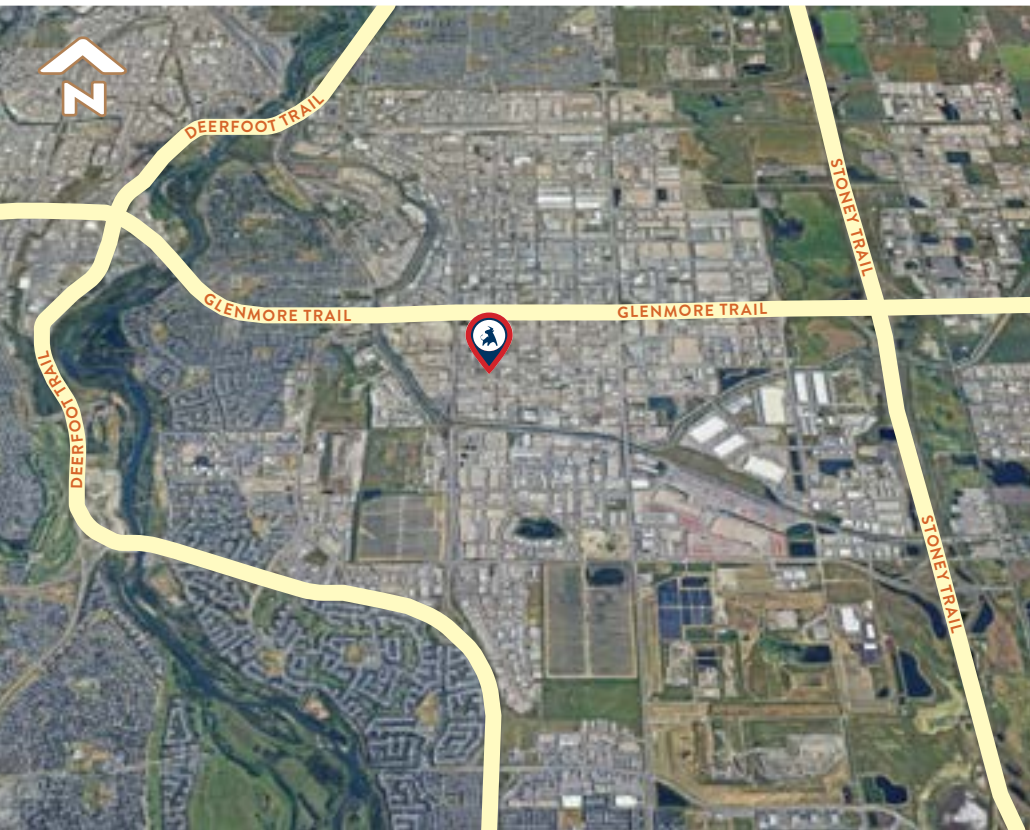
ABOUT

## LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > The site is adjacent to Barlow Trail, with exposure to over 25,000 vehicles daily; a 2 minute drivetime from Glenmore Trail, with exposure to over 34,000 vehicles daily; and a 5 minute drivetime from Deerfoot Trail, with exposure to over 55,000 vehicles daily.

- > Daytime population of 69,450 in a seven minute drivetime radius
- > Approximately 1,585 businesses in the surrounding area



## BUILDING

# PROPERTY DETAILS

## DEVELOPMENT SIZE

Site Area: 30.97 acres

## LANDLORD

Mancal Property Crossings Inc.

## ZONING

I-C (Industrial Commerical)

## YEAR BUILT

2020/2021

## LEGAL DESCRIPTION

Lot: 11

Block: 1

Plan: 181 1963

## 2026 ADDITIONAL RENT EST.

Operating Costs: \$10.52

Property Tax: \$11.07

Total: \$21.59

Premises Utilities: Sep Metered

Management Fee: 5% of Gross Rent



## CO-TENANCIES:

*Tim Hortons*



**BEHR**

**CO-OP**  
Gas Bars

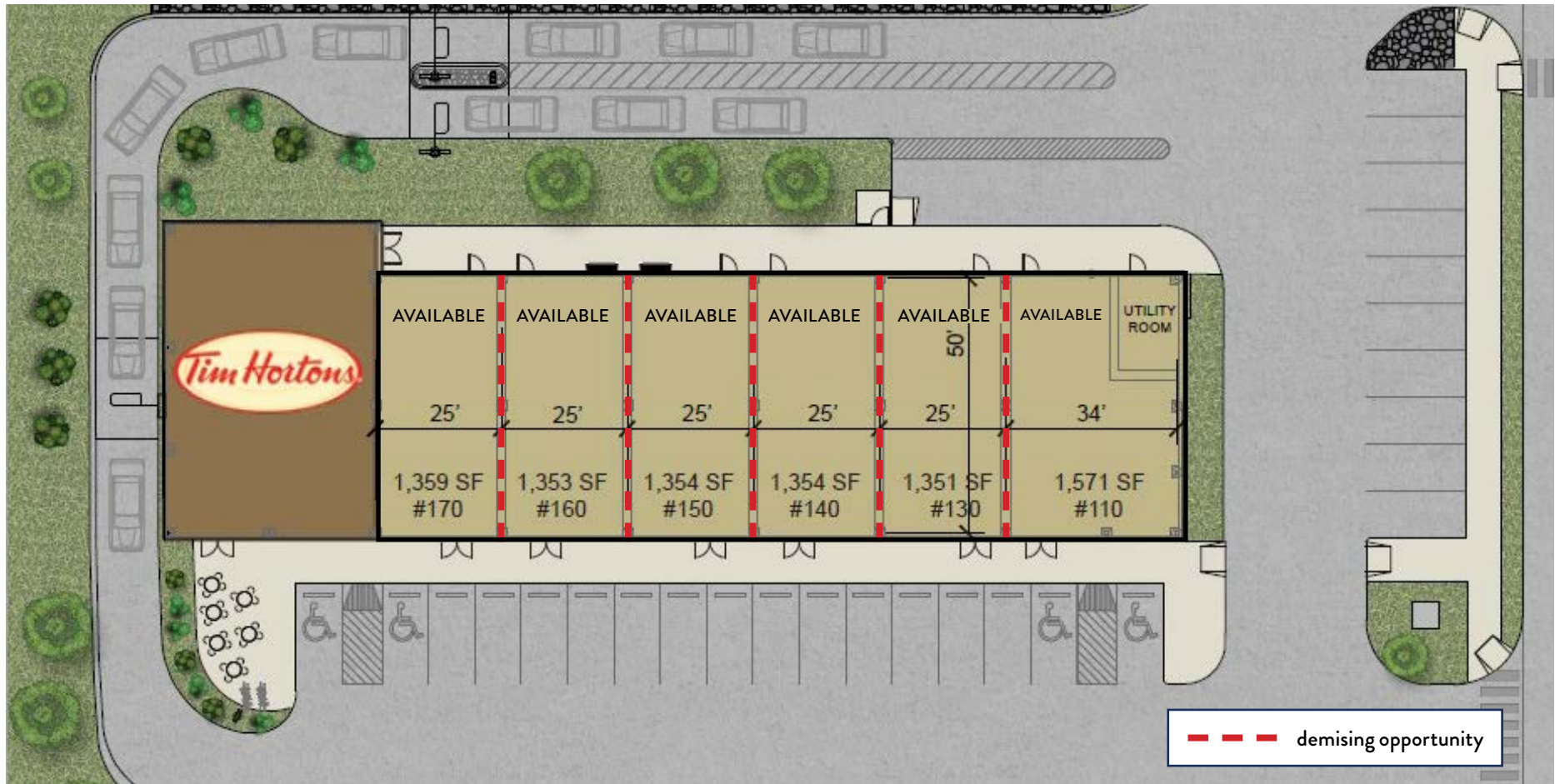
**Value Village**  
Good deeds. Great deals.

**Schneider**  
Electric

# SITE PLAN



# BUILDING B



## SPECIFICATIONS FOR EACH UNIT

### CEILING HEIGHT

13'7"

### HVAC

Gas lined piped for future usage,  
RTU to be installed during  
Tenant Improvement.

### WATER

1" line

### GAS

2" line

### POWER

200A, 120/208V

### SEWER

6" line

### GARBAGE

North end; rear of building

## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
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### ABOUT THIS LISTING

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## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

