



For Sale/Lease

VERY BUSY RETAIL PLAZA

UNIT 58, 55 CASTLERIDGE BLVD. NE
CALGARY, ALBERTA



HIGHLIGHTS

- High traffic strip mall on the corner of McKnight Blvd & 52nd St NE
- Unit currently fixtured as a 42 seat restaurant with high end build outs
- Large kitchen hood vent, liquor license, security camera system and internet access
- Great exposure to the surrounding communities of Castleridge, Falconridge, Temple
- Variety of distinctive businesses within the stripmall. Shadow Anchored by Safeway

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
81,451



Median Age
32



Traffic Count
11,000 on Castleridge
33,000 on Falconridge



Household Income
\$82,004

PROPERTY DESCRIPTION

| | |
|------------------------------|-----------------------|
| Market Rates: | Market |
| Op Costs & Taxes: | \$13.90 psf est. |
| Retail Size: | Unit 58 - 1,351 sq ft |
| Parking: | 810 surface shared |
| Term: | 5 - 10 years |
| Available: | Immediately |

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

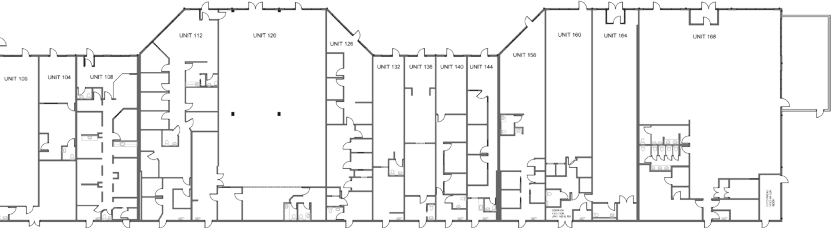
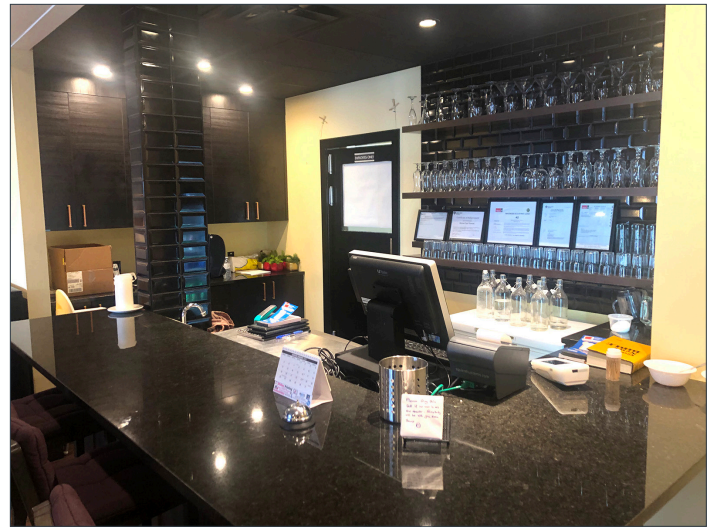
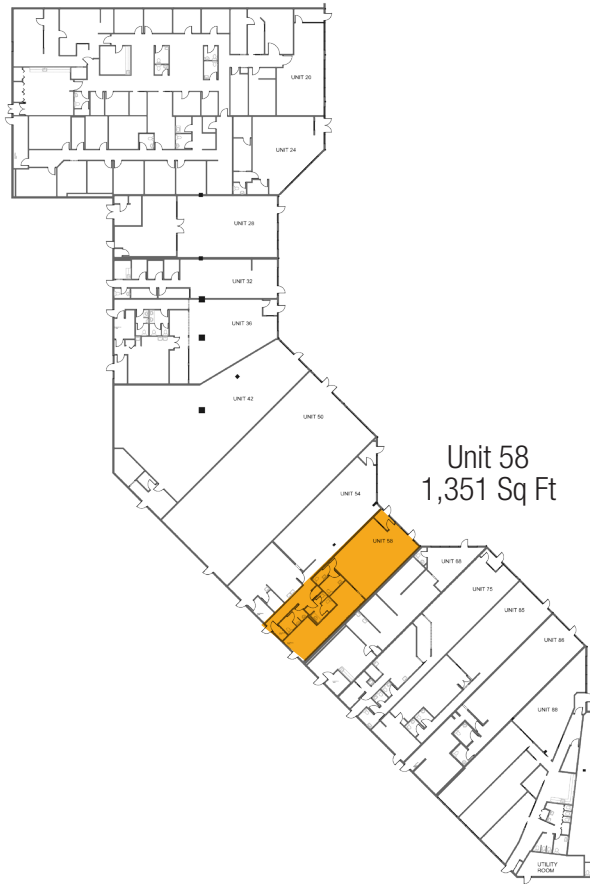
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SITE PLAN

55 Castleridge Boulevard NE, Calgary, Alberta

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LOCATION

55 Castleridge Boulevard NE, Calgary, Alberta



CHOOSE YOUR AVENUE

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Jeff Penna

Senior Associate, Investment Sales & Leasing

403.802.6766 ext. 243

403.970.8775 cell

jpenna@avenuecommercial.com

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Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

