

DRIVE-THRU OPPORTUNITY



RANGEWINDS RETAIL

5150 23 Street SE Calgary, Alberta

Retail Availability:

+/- 1,350 - 3,835 square feet

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

RangeWinds Retail is a gas bar anchored convenience centre located in Ogden's industrial area. This property showcases over 6,800 square feet of retail space.

- Directly faces the Barlow Trail and 50th Avenue SE intersection, with 27,000 vehicles passing the site daily
- Property features an established gas bar and convenience store
- Outdoor patio and a drive-thru opportunities
- Targeted uses: quick service food and beverage



- 1 Rangewinds
- 2 Tim Hortons
- 3 Roadking Truck Stop
- 4 Old Refinery Park
- 5 Staples

- 6 Denny's
- 7 McDonald's
- 8 Subway and Opa!
- 9 Wendy's
- 10 Eggsmart Breakfast

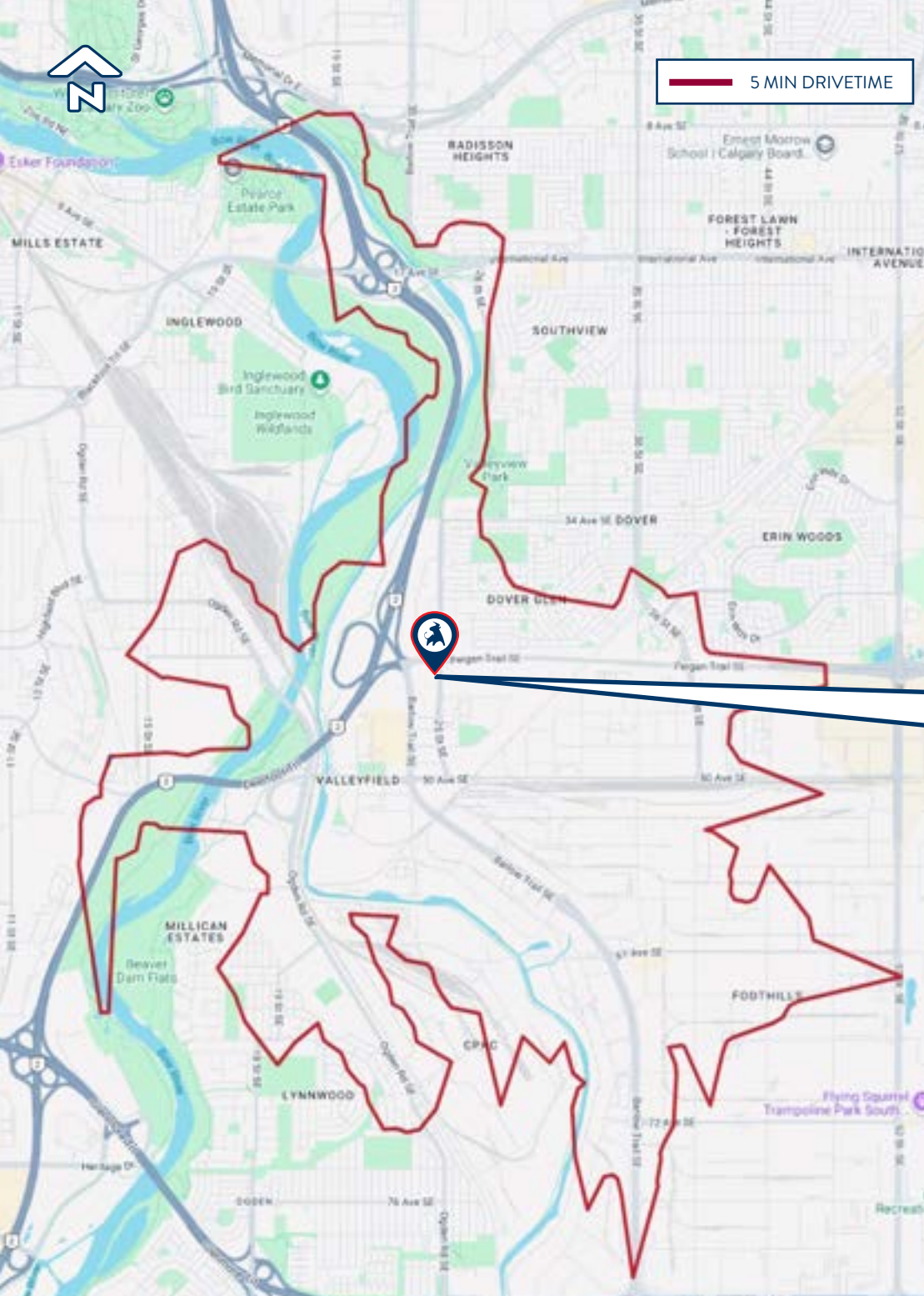
- Bus Route 302
- Bus Route 24
- Bus Route 147
- Bus Route 43
- Bow River Pathways

ABOUT

LOCATION HIGHLIGHTS

- > Situated in an industrial area with a daytime population of 22,300 within a 2 km radius of the site
- > Surrounding residential areas include Lynnwood and Dover - totaling a population over 17,400
- > Notable establishments in the site's vicinity include the Roadkind Truck Stop and RangeWinds Business Park





COMMUNITY

DEMOGRAPHIC DATA

POPULATION

5 Min Drivetime: 7,386
Calgary (2025): 1,688,000

DAYTIME POPULATION

5 Min Drivetime: 23,271



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site Area: 1.31 Acres

Retail Area: 6,910 sq ft

LANDLORD

Remington Development Corporation

ZONING

I-C (Industrial-Commercial)

PARKING

56 surface stalls

ADDITIONAL RENT 2026 EST.

Operating Costs: \$18.29

Property Tax: \$15.11

Total: \$33.40

Premises Utilities: Separately Metered

Management Fee: Included

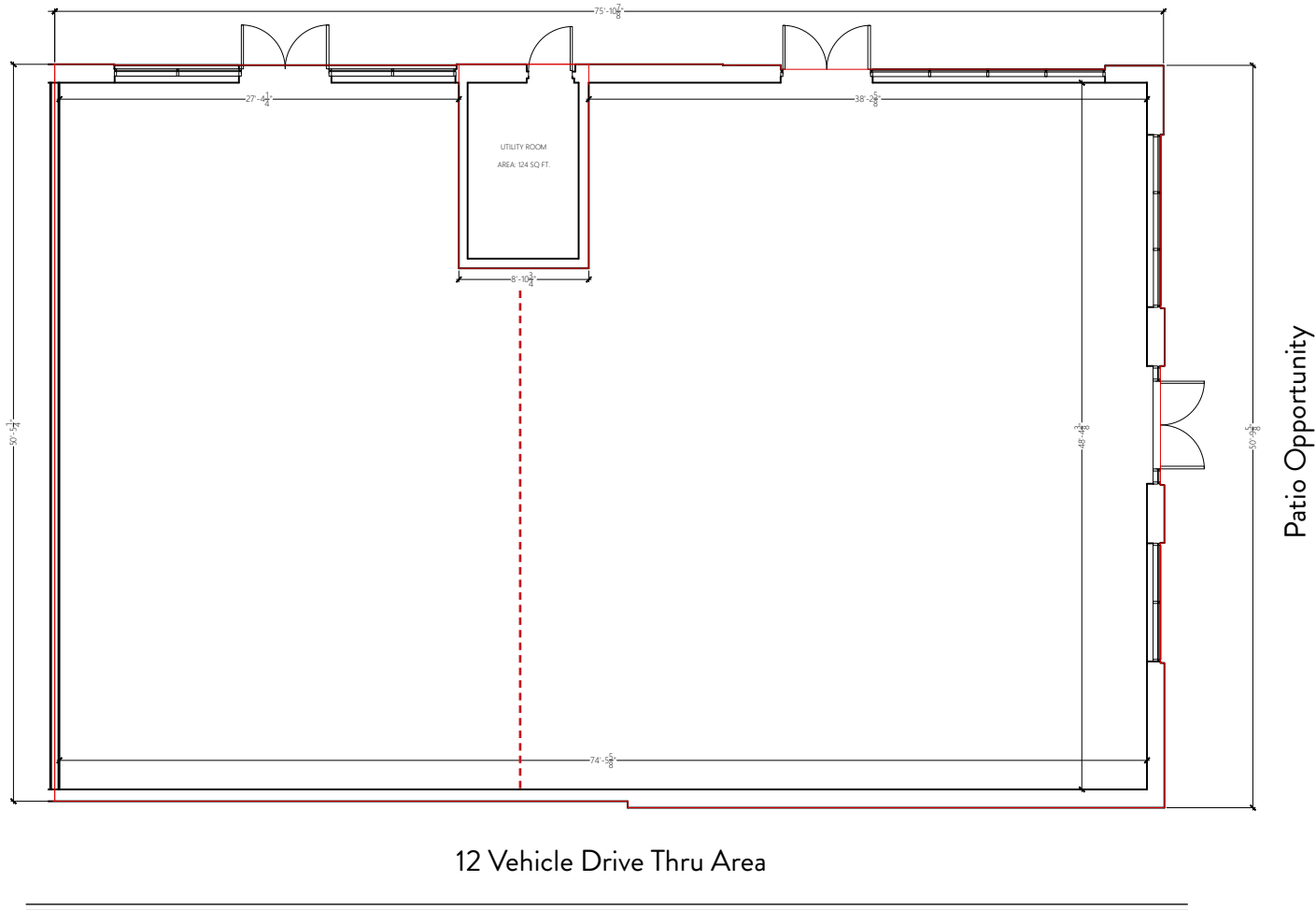


CO-TENANCIES



UNIT PLAN

UNIT #B



UNIT
B

RETAIL AREA
3,835 Square Feet

CEILING HEIGHT
17'-1"

POWER
120/208V

HVAC, MUA, EXHAUST
Based on Tenant Requirements

WATER
50mm

GAS
30/40mm

SEWER
150mm

GARBAGE
East End of Building

PYLON SIGNAGE
Yes

Option to Demise

CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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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.

