

FOR LEASE

Flexible 4,600± SF Retail & Commercial Opportunity



RONA

ACROSS STREET

20 AVENUE SE

Sobeys
INC.

GROCERY-ANCHORED PLAZA

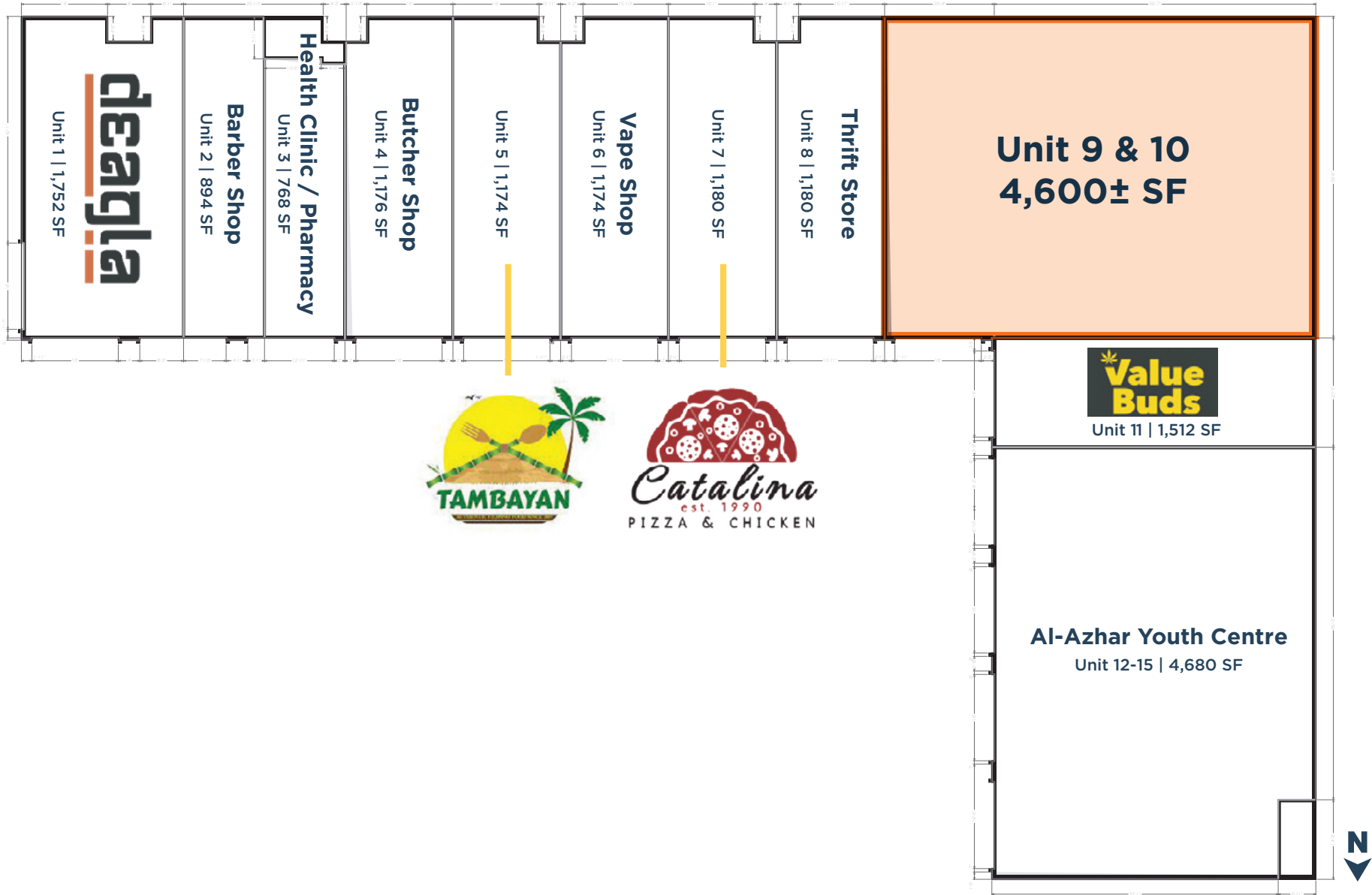
PLAZA 5200 | 5147 20 Avenue SE, Calgary AB

 **Mahmud Rahman** President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

 **Randy Wiens** Senior Associate
403.519.5062 | rwiens@cdnglobal.com

CDNGLOBAL
Commercial Real Estate Advisors

SITE PLAN



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available	Unit 9 & 10: 4,600± SF
Availability	30-days
Net Rate	Market
Op Costs	\$7.80 PSF (Est. 2025) (Includes Property Taxes)
Zoning	C-COR3
GLA	19,026 SF
Year Built	1979
Construction	Masonry
Land	1.40 Acres
Parking	Surface - 58 Stalls

PROPERTY FEATURES

- **4,600± SF flex retail/commercial space with two grade-level overhead doors.**
- Ideal for retail, showroom, trade, service commercial, or light industrial users.
- Prime Southeast Calgary location with quick access to Deerfoot, Stoney & Peigan Trails.
- Adjacent to Calgary's International Avenue with 45,000+ vehicles passing daily.
- Located beside a grocery-anchored shopping centre and directly across from RONA.
- Established commercial node serving a large, dense residential population.
- Ample on-site parking for customers and staff.
- Pylon signage available for maximum business exposure.
- Excellent connectivity to Calgary's major transportation corridors.
- Flexible, high-exposure opportunity in one of Southeast Calgary's strongest commercial districts.





Neighbourhood
Forest Lawn Industrial



Population 3km
75,858



Drive Times
Deerfoot Trail SE: **8 minutes**
Calgary Airport: **19 minutes**



Prime Location



Bus / Train Routes



Ample Parking



Household Income
\$78,893



Median Age
40

Traffic Count

45,000 VPD | 17 Ave & 52 Street SE



Grocery & Shopping



Fuel / Charging Stations

This communication is for general information only and should not be relied upon. CDNGLOBAL accepts no liability for any loss or damage resulting from the use of or reference to this document's contents or external links. This message is not intended to induce a breach of any agency agreement. Reproduction or distribution of this communication, in whole or in part, requires prior written approval from CDNGLOBAL© 2026.



Mahmud Rahman *President | Retail Division*
403.681.8830 | mrahman@cdnglobal.com



Randy Wiens *Senior Associate*
403.519.5062 | rwiens@cdnglobal.com

5740 2 Street SW, Suite 102, Calgary, Alberta T2H 1Y6 www.cdnglobal.com

CDNGLOBAL
Commercial Real Estate Advisors