



**Patrick White** *Associate*

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<b>Unit Sizes</b>	<p><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</p>
<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
<b>Highlights</b>	<p>Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn</p> <p>4 CRUs available: starting at 1,443 to 2,744 SF</p> <p>30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE</p> <p>Anchored by Sobey's, Calgary's first Planet Fitness &amp; Dollarama</p> <p>Developed, owned and managed by Telsec Property Corporation</p>



<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
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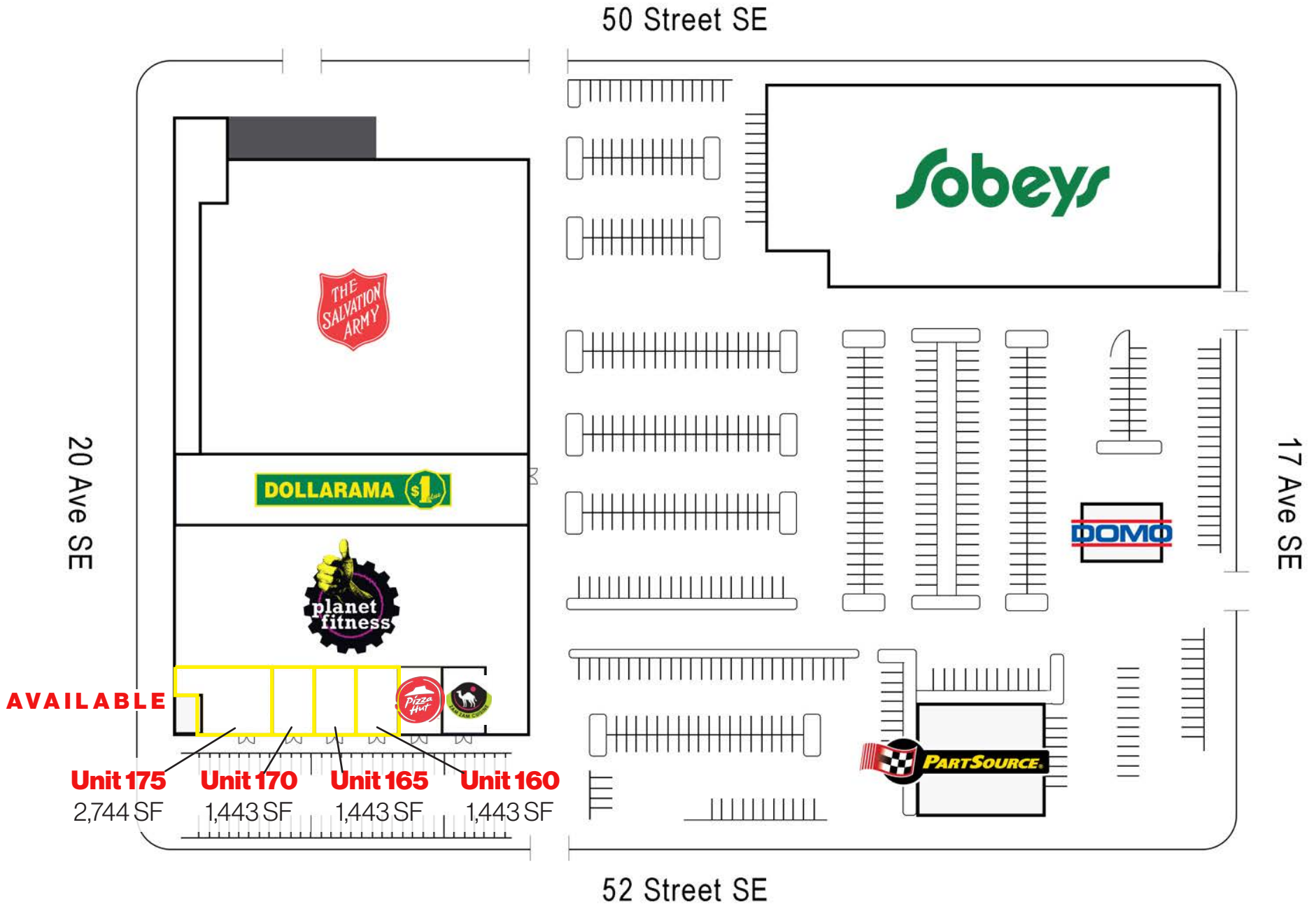
20 AVE SE

52 STREET SE

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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.