

FOR LEASE

4,000-10,000 SF Prime Retail & Service Space off International Avenue, adjacent to RONA



CLAYBURN CENTRE | 1830 - 52 Street SE, Calgary AB

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MAIN FLOOR FLOOR PLANS

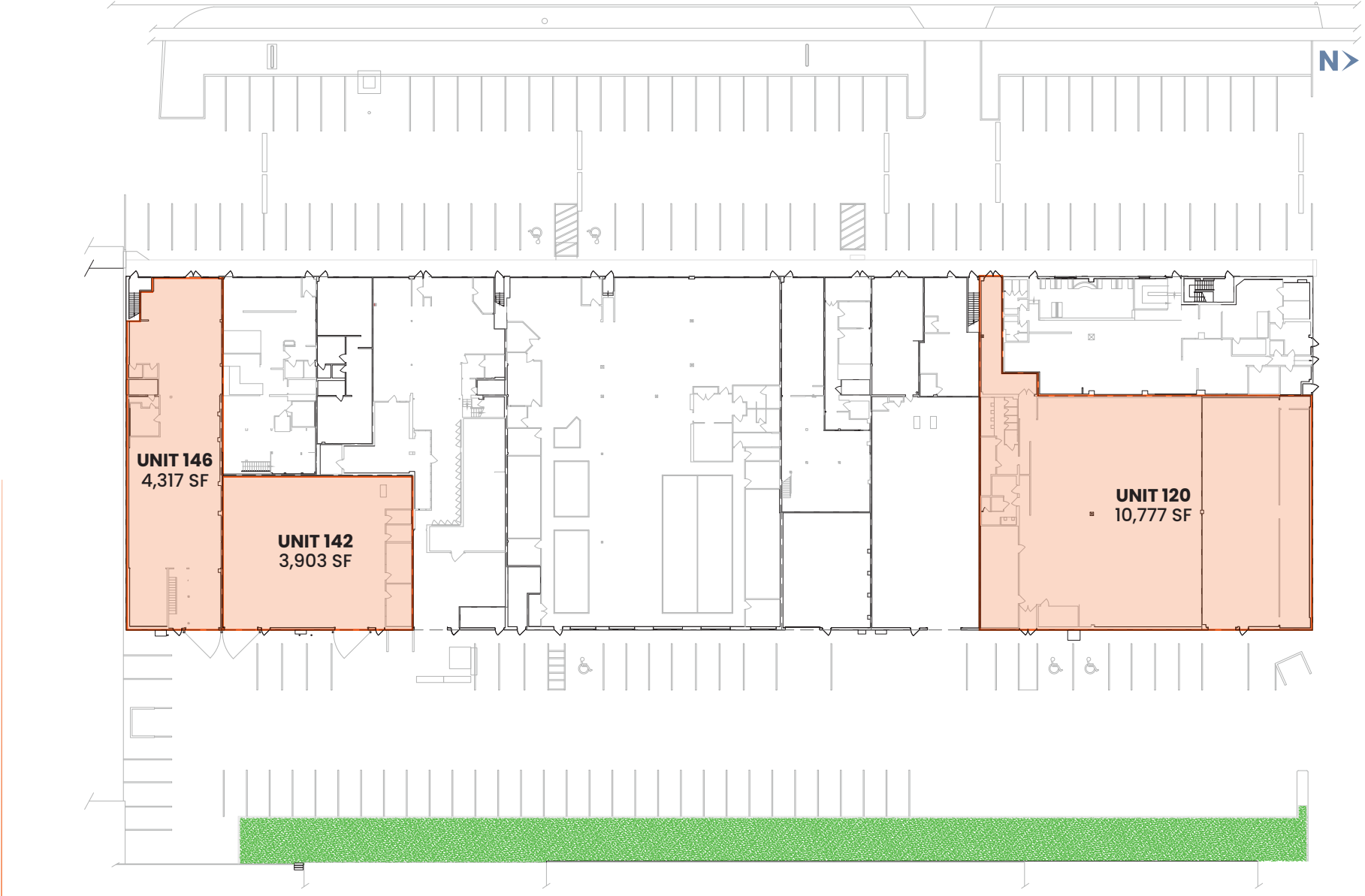
52 STREET SE

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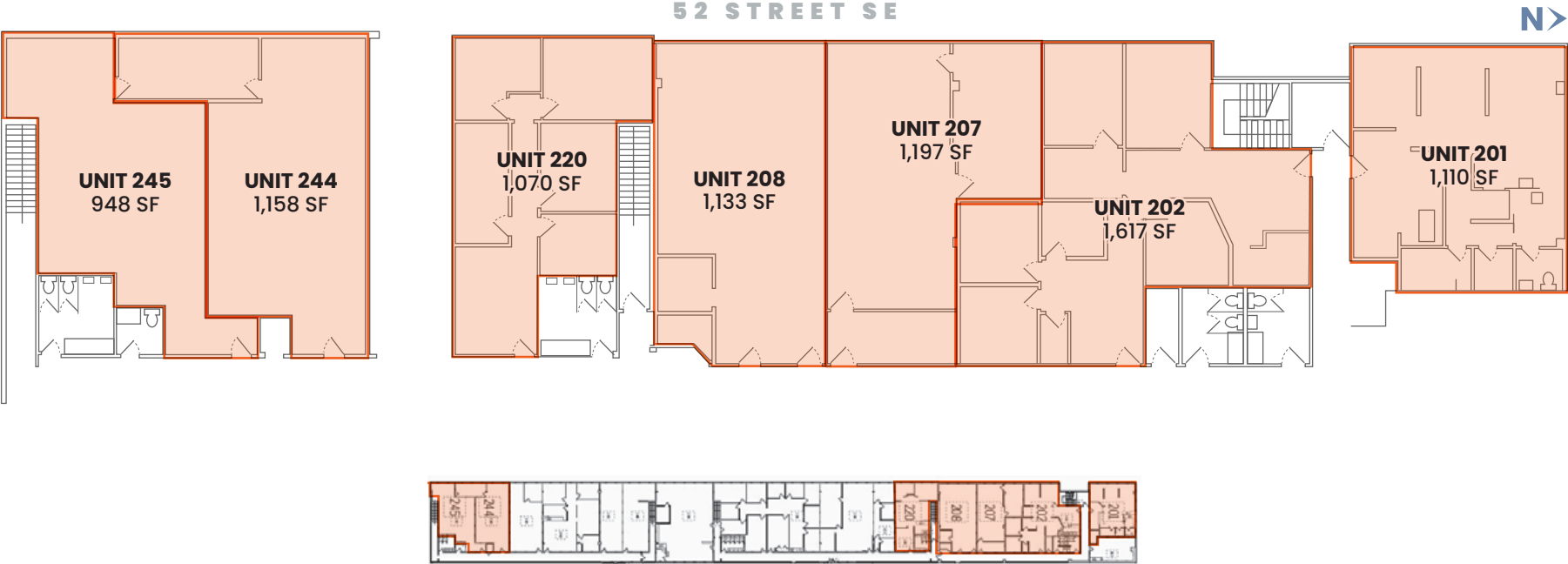
UNIT 146
4,317 SF

UNIT 142
3,903 SF

UNIT 120
10,777 SF



SECOND FLOOR FLOOR PLANS



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available:	MAIN FLOOR	SECOND FLOOR	
	Unit 142r: 3,903 SF	Unit 201: 1,110 SF	Unit 220: 1,070 SF
	Unit 146: 4,317 SF	Unit 202: 1,617 SF	Unit 244: 1,158 SF
	Unit 142r/146: 8,220 SF	Unit 207: 1,197 SF	Unit 245: 948 SF
	Unit 120: 10,777 SF	Unit 208: 1,133 SF	

Op Costs:	\$7.06 (Est. 2026)
Address:	1830 - 52 Street SE, Calgary, AB
District:	Forest Lawn Industrial
Zoning:	C-COR3
Year Built:	1965 (renovated 1992)
Building Square Footage:	75,155 SF
Clear Height:	20'
Parking:	Surface - 85, Covered - Available
Availability:	Immediately

PROPERTY FEATURES

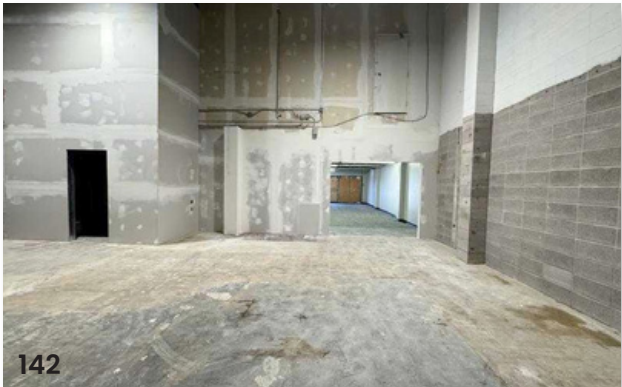
- **High-exposure retail** opportunities from 4,000–10,000 SF.
- Located in the heart of Calgary’s **International Avenue** corridor.
- Traffic counts exceeding **45,000 vehicles per day**.
- **Prominent pylon signage** and strong storefront visibility.
- **Co-tenancy with RONA Pro** drives consistent customer traffic.
- **Flexible layouts** for retail, showroom, restaurant, or service uses.
- **Easy access** to major east-west and north-south transportation routes.
- **Strong demographics** and established commercial trade area.



INTERIOR FEATURES // Photo Gallery



142

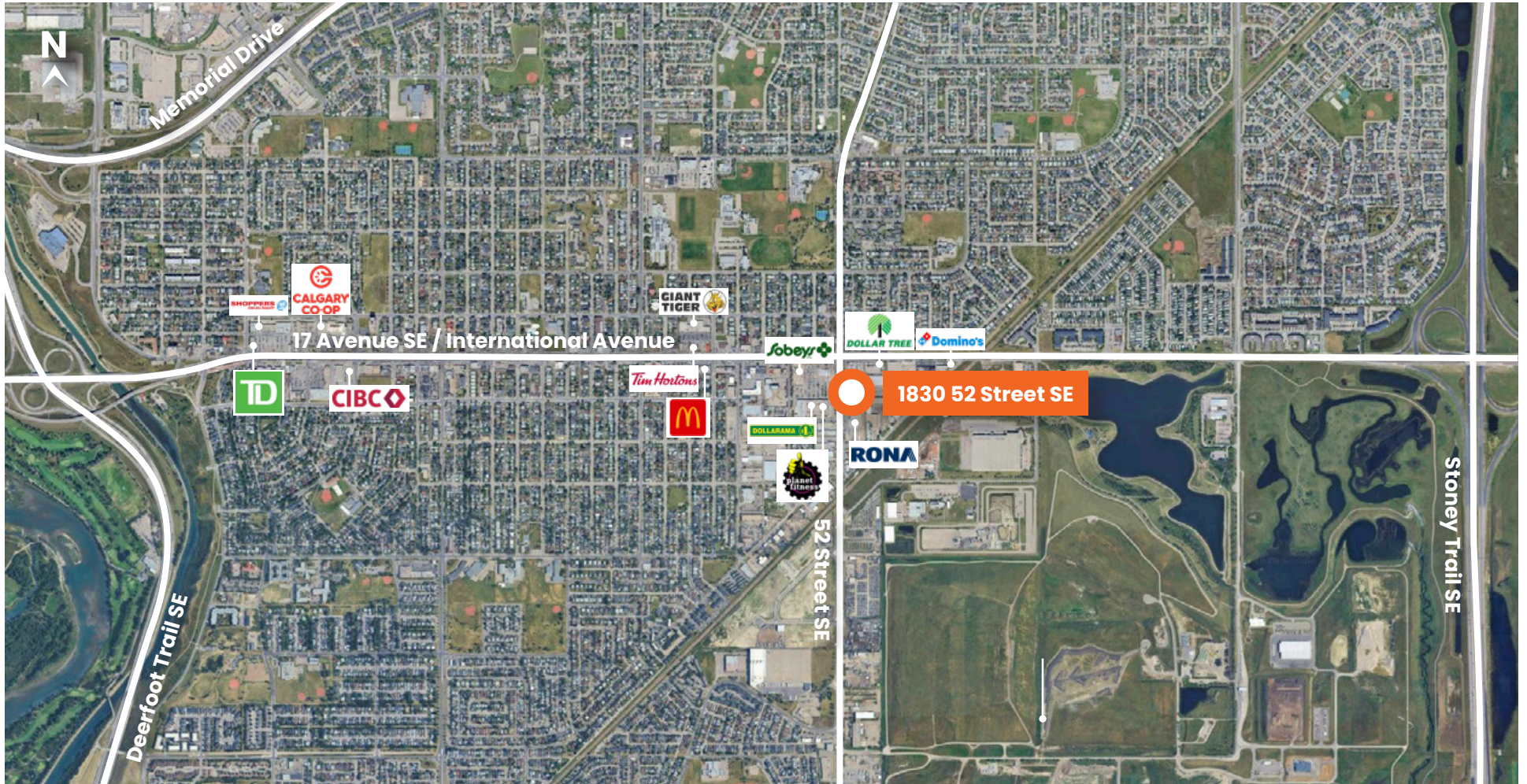


142




146

LOCATION



 **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**



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