

For Lease



CANYON MEADOWS CENTRE

11625 ELBOW DRIVE SW
CALGARY, ALBERTA



HIGHLIGHTS

- Easy access, egress to Anderson Drive and Elbow Drive
- Located next to Dr. EP Scarlett Highschool, Canyon Meadows Aquatic & Fitness Centre
- Close by amenities include Canyon Meadows Golf Club, Fish Creek Park, and off-leash parks
- Existing tenants mix include: Rexall, Austin's Bar & Grill, Subway, A-Plus Convenience, Pita Stop, Liquor Store, Dollar Store, Bakery, Pizza, Vietnamese Restaurant, Chinese Restaurant, Hair Salon, Nails Salon and Office
- Long term pad site opportunity available

DEMOGRAPHICS



Population
7,950



Median Age
40



Household Income
\$84,292



Traffic Count
18,000 vpd (Elbow Dr.)
47,000 vpd (Anderson Dr.)

PROPERTY DESCRIPTION

Sizes Available: Main Floor: Leased
2nd floor - 627 sf to 2,426 sf

Rent: Market

Term: 5 - 10 years

Op. Costs: \$21.65 psf basic utilities included

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

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Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766
Toll Free 800.750.6766

LOCATION

11625 Elbow Drive SW, Calgary, Alberta



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Brandon Lau

Vice President Sales & Leasing

403.708.0730

blau@avenuecommercial.com

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