

Retail Leasing Opportunities



Get more information

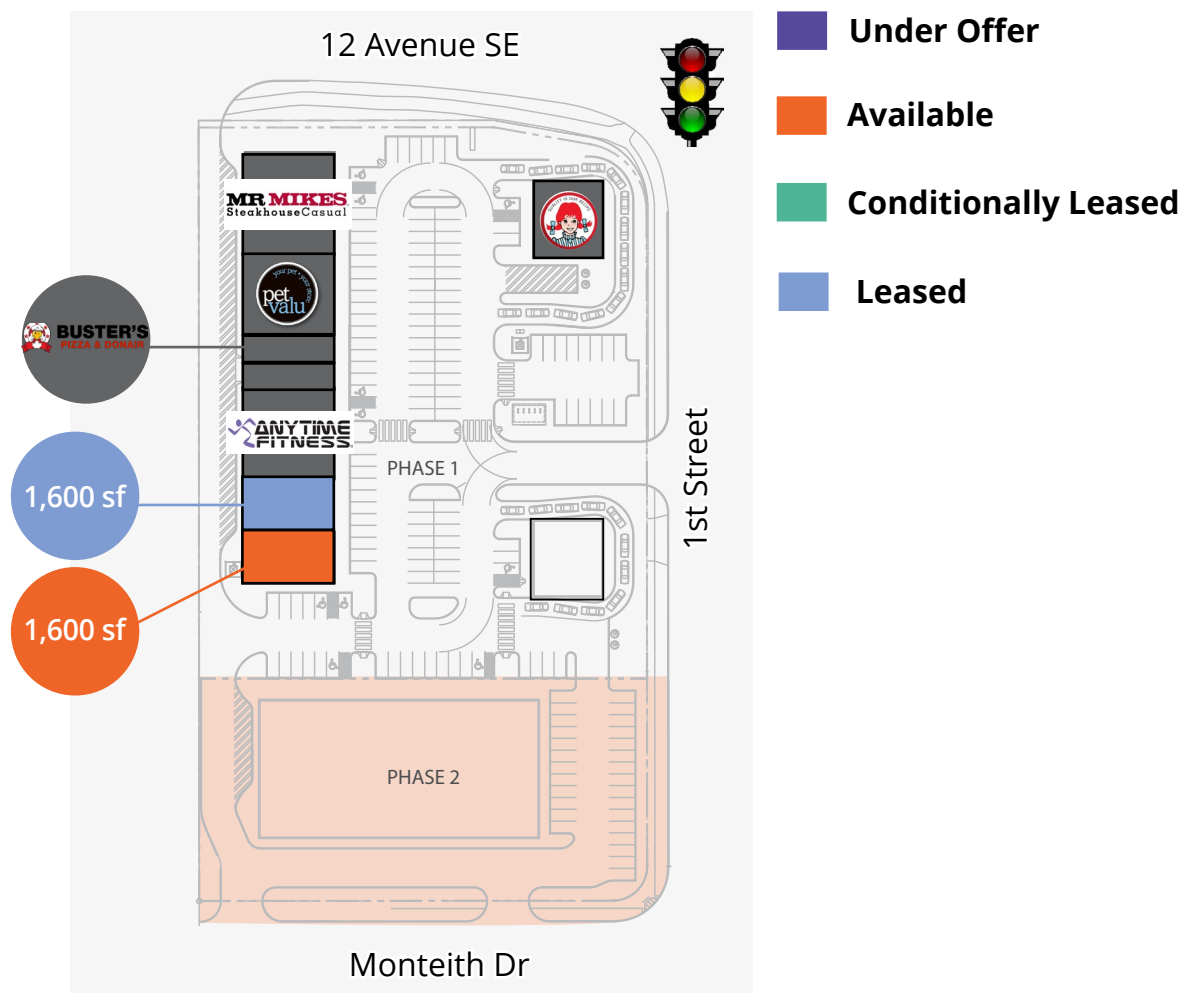
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Montrose Plaza Site Plan



Particulars

Available:	1,600 sf 1,600 sf - LEASED
Rental rates:	Market
Additional Rent:	\$6.32 psf + mgmt. fee (2022 est.)
Timing:	Immediately Future Pad Opportunity
Parking:	Ample surface parking

Highlights

- 40,000 sf neighborhood shopping centre with plans for a Phase II development
- Located on the south west corner of 12th Avenue SE and 1st Street SE
- Within close proximity to Highway 2, the main access road to Okotoks and Calgary
- Neighbouring tenants include Mr. Mike's, Wendy's, Anytime Fitness and PetValu



Trade Area Demographics
Within 3 km



14,332
Population



15,034
Daytime
Population



5,699
Households



\$96,188
Avg. Household
Income



\$86,668
Total Expenditures



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