

RETAIL DEVELOPMENT

FOR LEASE

52ND STREET LANDING

52nd Street SE & Dufferin Blvd SE Calgary, AB



RE/MAX
COMMERCIAL
RE/MAX REAL ESTATE (CENTRAL)



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Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman and Associates of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein

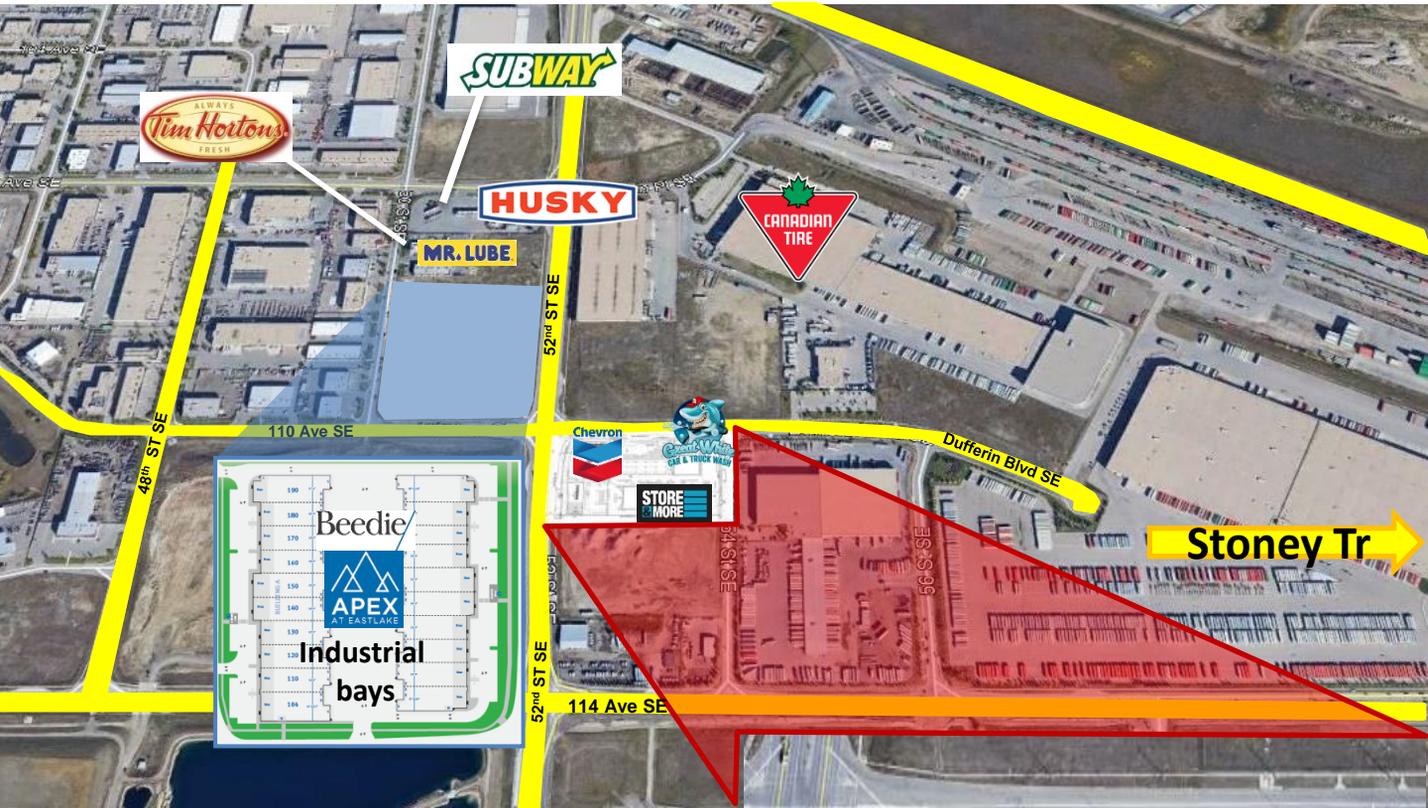
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Demographics >>

	1 km	3 km
Population	112	10,370
Households	45	3,837
Median Age	43.60	37.40
Median HH Income	\$63,750	\$104,907
Daytime Employees	2,419	20,149
Population Growth '18 to '23	▲ 15.2%	▲ 14.1%
Household Growth '18 to '23	▲ 15.6%	▲ 15.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Dufferin Boulevard So...	54 Street South-east E	2,000	2014	0.12 km
Dufferin	54 E	1,000	2016	0.12 km
52	-	19,000	2016	0.30 km
114 Avenue South-east	48 Street South-east W	18,000	2014	0.48 km
114	48 SW	18,000	2016	0.48 km

Made with TrafficMetrix® Products



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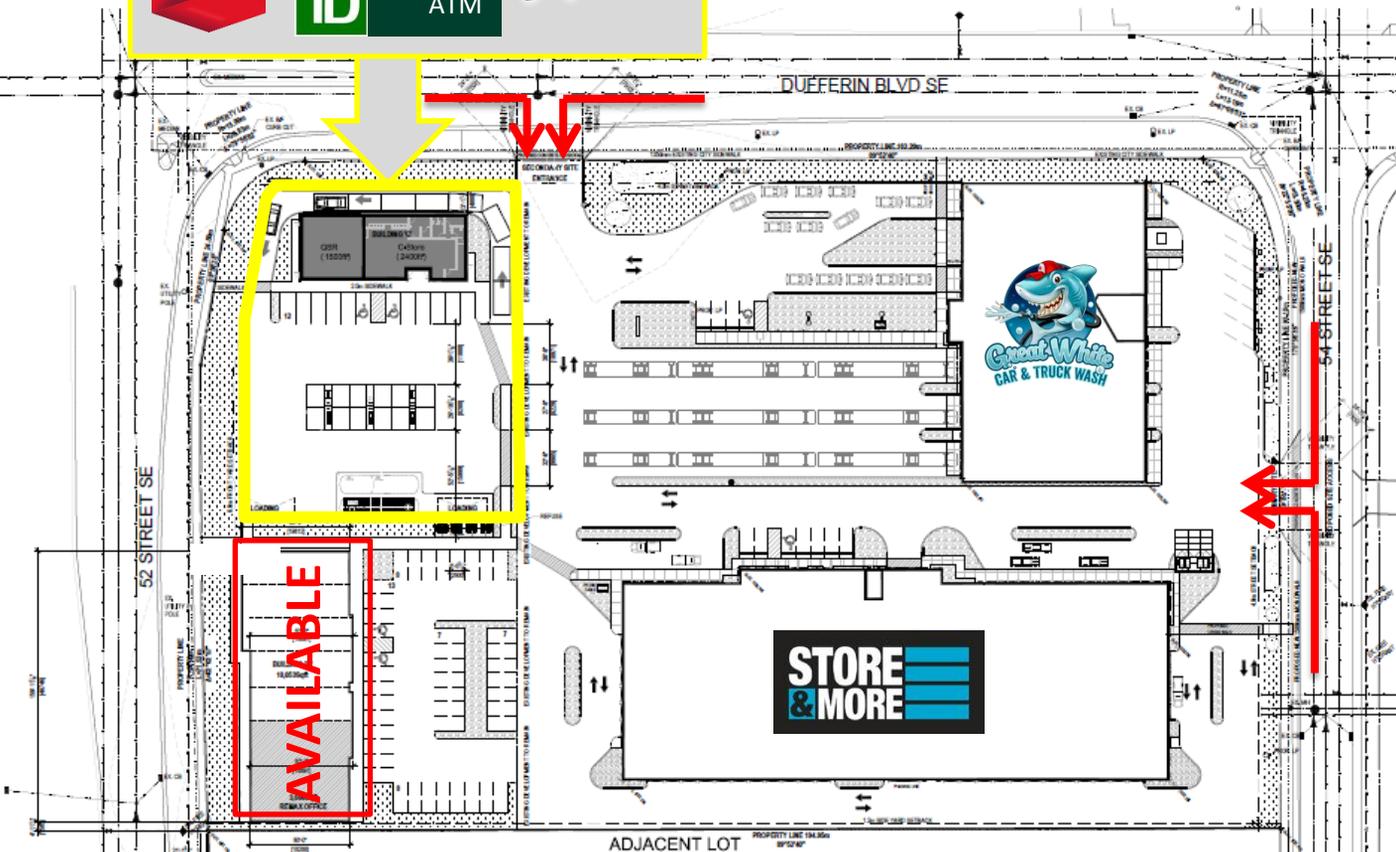
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SUGGESTED USE

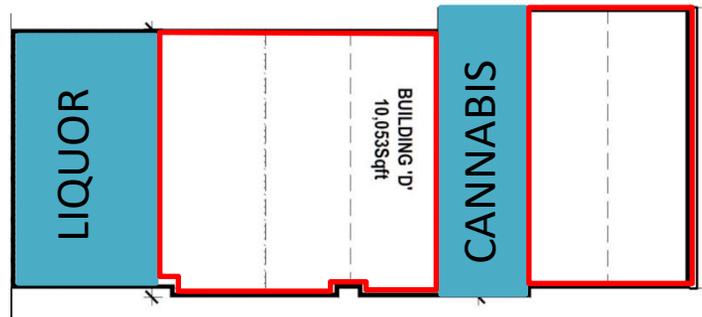
- Quick Service Restaurants
- Catering
- Coffee Shop
- Financial Institute
- Grocery
- Child Care Services
- Pet Care / Veterinary Clinic
- Print Centre
- Fitness Centre
- Insurance
- Real Estate Office
- Financial Planner

LEASE INFORMATION

Op Cost: \$16 PSF(est 2020) TBV
Net Rate: Market
Term: 5 – 10 years
Minimum divisible: 1,200 sq.ft.

Features

- Great Visibility Along 52nd Street SE
- Ample parking



■ Available ■ Under Contract ■ Conditionally leased ■ Leased



Front/Side (Southeast)

4036818830

www.crealberta.com

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RE/MAX[®]

COMMERCIAL

BUILDING INFORMATION

GLA: 10,053 sq.ft.

Stories: Single

Parking: Ample surface stalls

Available: Q2 of 2020(approx)

Current Zone: I-G Industrial General

*may change to I-C

Site Area: 1.60 Acres

Front/Side (Northeast)

SIGNAGE EXPOSURE TO 52ND STREET SE

Rear /Side (Northwest)



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