

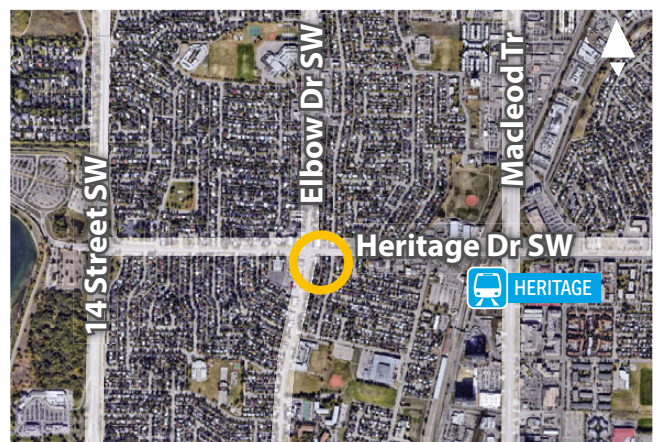


RETAIL SPACE FOR LEASE

Elbow Park Plaza

8408 Elbow Drive SW, Calgary

1,930.5 sf Unit 101



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com



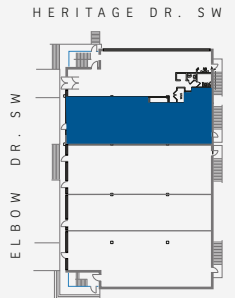
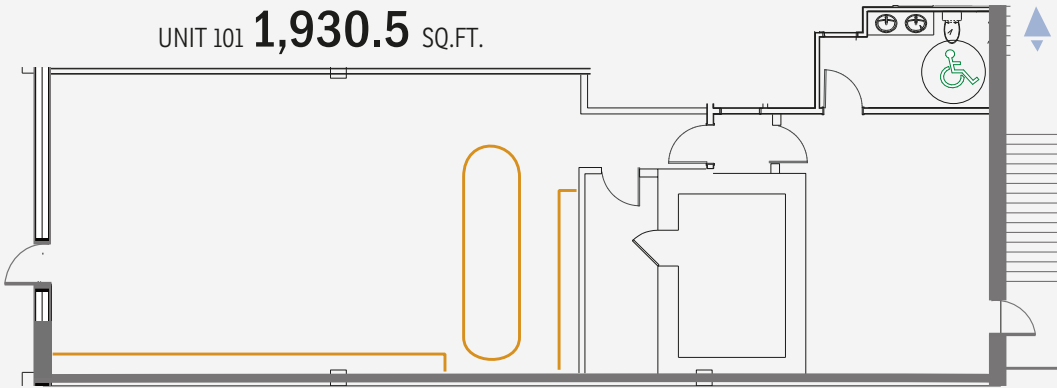
CELEBRATING

50 YEARS

1973-2023



UNIT 101 **1,930.5** SQ.FT.



Floorplan to be verified. Subject to change.

- » Located within high-profile, densely populated area.
- » Excellent exposure to high traffic on Elbow Drive SW and Heritage Drive SW.
- » In proximity to Heritage LRT Station.
- » Heritage Drive SW connects property to Macleod Tr., 14 St. SW and Deerfoot Tr.

LEASE INFORMATION

ADDRESS: 8408 Elbow Drive SW, Calgary

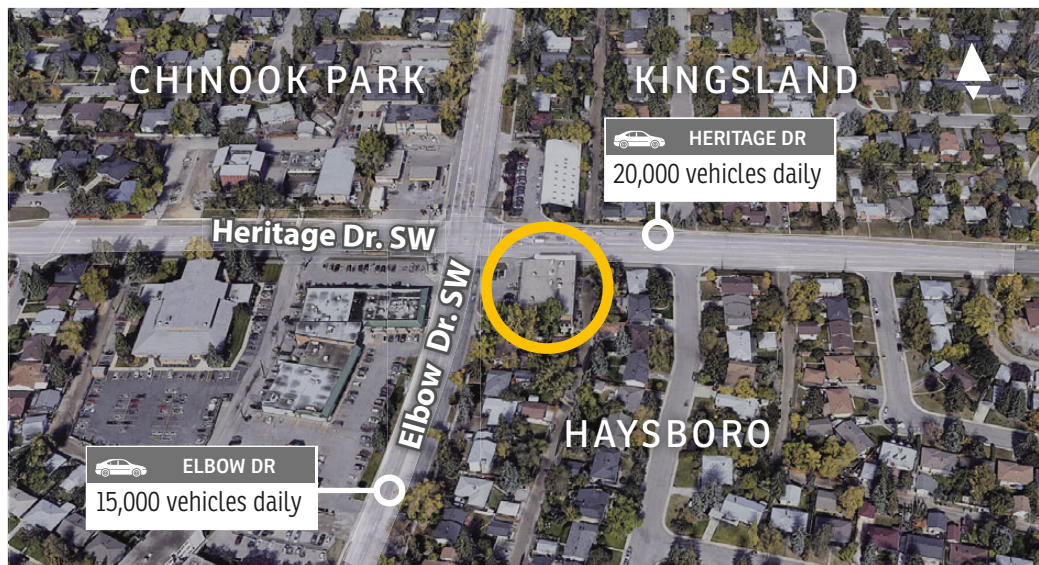
COMMUNITY: Haysboro

AVAILABLE FOR LEASE:
1,930.5 sq. ft. – Unit 101 (main floor)

PARKING:
23 u/g stalls and 10 surface

OP. COSTS AND TAXES:
\$17.25 per sq. ft. (est.)

NET RENT: Market



Population
30,204



Average
Household Income
\$120,243



Median Age
42



Current Consumption per Person



\$13,577
FOOD



\$5,278
HEALTH CARE



\$5,072
RECREATION



\$1,939
PERSONAL CARE



\$4,208
LIQUOR/TOBACCO

2 km radius. Source: Statistics Canada

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