



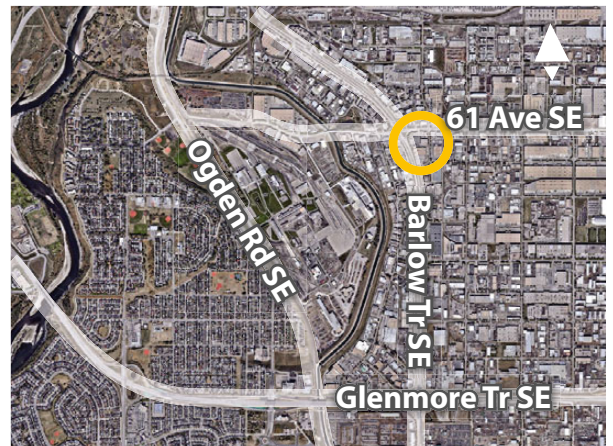
STAND-ALONE BUILDING AND PAVED SITE FOR LEASE

Foothills Crossing

3619 61st Avenue SE, Calgary



Potential for secured fenced site



Andrew Sherbut, VICE PRESIDENT

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



LOCAL EXPERTISE MATTERS

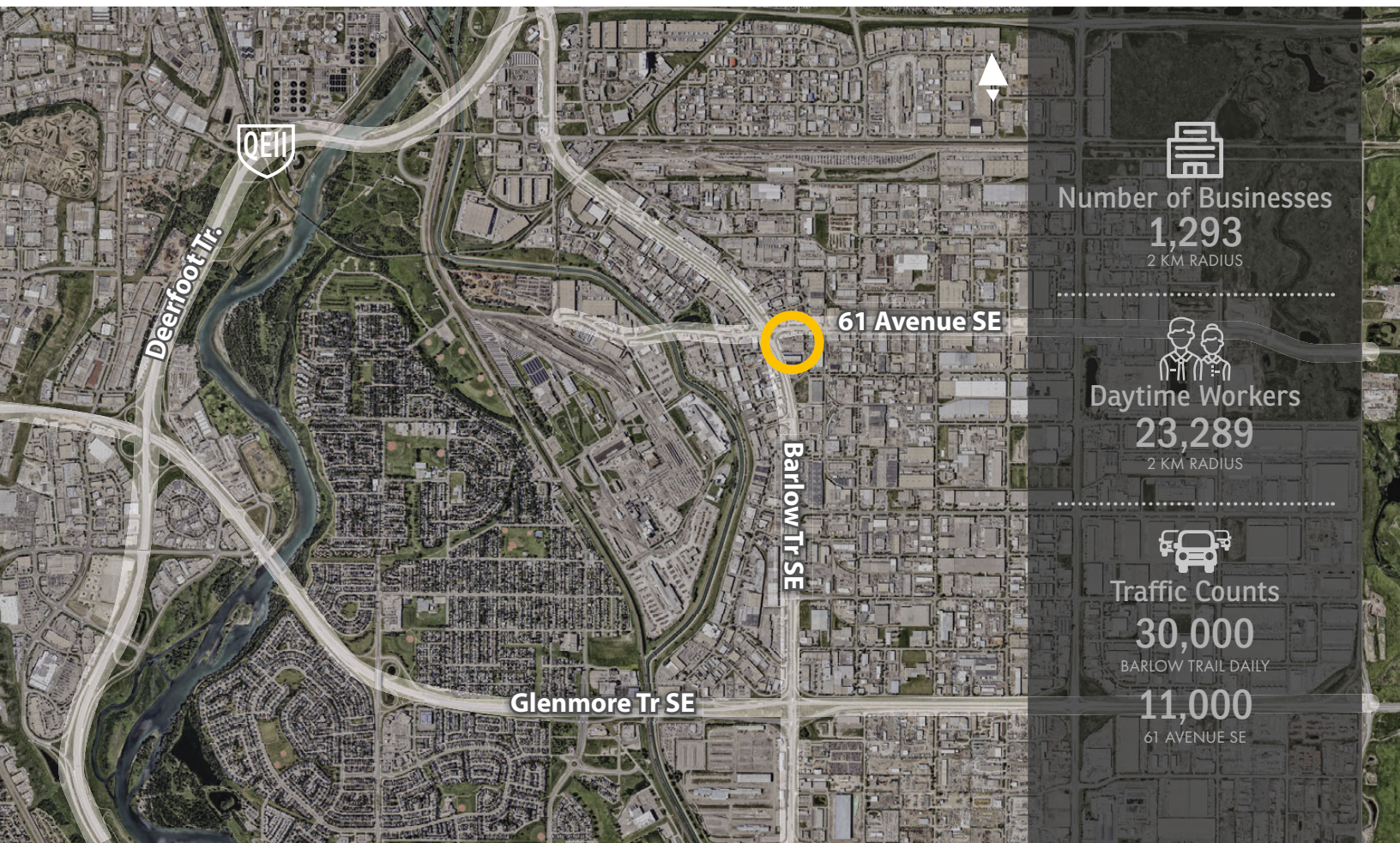


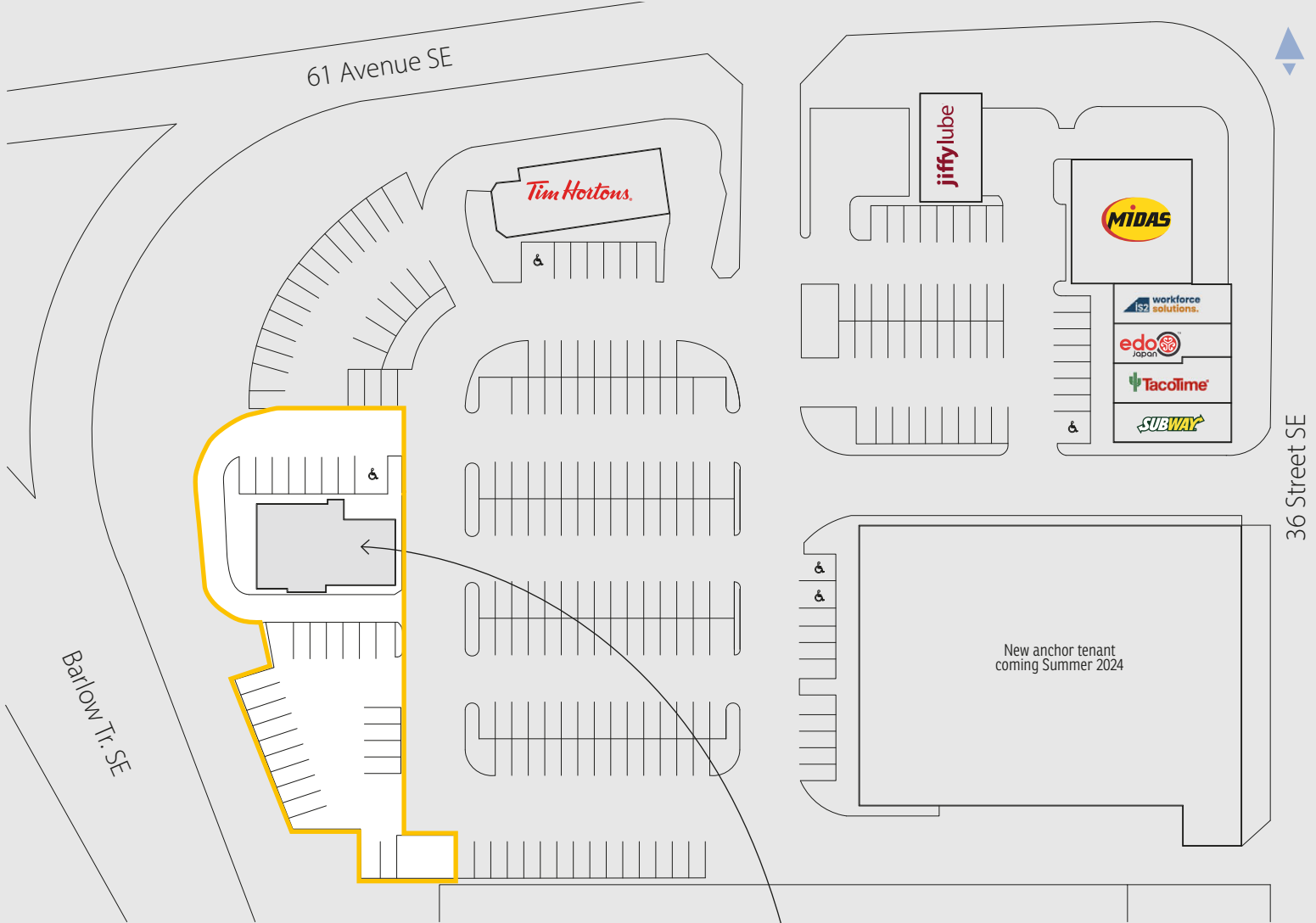
CELEBRATING

50 YEARS

1973-2023

- » Located on busy intersection of Barlow Tr. and 61 Ave SE
- » High-traffic location.
- » Prominent exposure





LEASE INFORMATION

MUNICIPAL ADDRESS:
3619 61st Avenue SE, Calgary

ZONING:
C-C1 (Commercial-Community 1)

AVAILABLE FOR LEASE:
Building (2,644 sf) and paved site (TBD)

SUGGESTED (BUT NOT LIMITED TO) USES:
Flagship restaurant with patio, seasonal market, auto sales, etc.

AVAILABILITY: Immediate

OP. COSTS AND TAXES:
» Building – \$9.83 psf
(does not include waste removal)
» Site – TBD

BASIC RENT: Market



Potential for secured fenced site





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