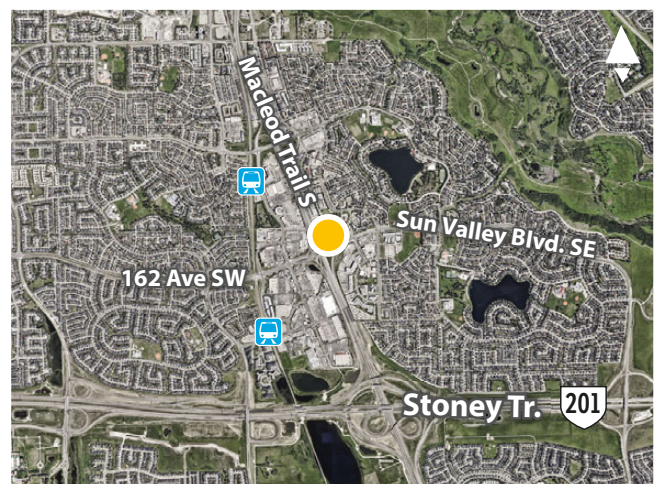


C/L



FREE-STANDING BUILDING FOR LEASE

**380 Midpark Way SE
Calgary**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Doug Grinde, VICE PRESIDENT

C: **403-815-0283**

O: **780-463-3332**

dgrinde@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



PROPERTY INFORMATION

MUNICIPAL ADDRESS: 380 Midpark Way SE, Calgary.

ZONING: Direct Control – Bylaw No. 48Z2000

USE:

Currently operating as a Restaurant/Lounge.

Alternative uses allowable under existing zoning:

- » Hotels;
- » Laboratories;
- » Light manufacturing of materials, goods or products;
- » Mechanical reproduction and printing establishments;
- » Medical clinics;
- » Offices;
- » Parks and playgrounds;
- » Radio and television studios;
- » Restaurant/Drinking establishments
- » Signs - Class 1;
- » Signs - Class 2 - freestanding identification only;
- » Utilities.

SITE AREA: 3.6 acres (shared with Wingate Hotel)

BUILDING AREA:

Main floor: 7,023 sq. ft.

Basement: 655 sq. ft.

TOTAL: 7,678 sq. ft.

- » Single-storey free-standing building;

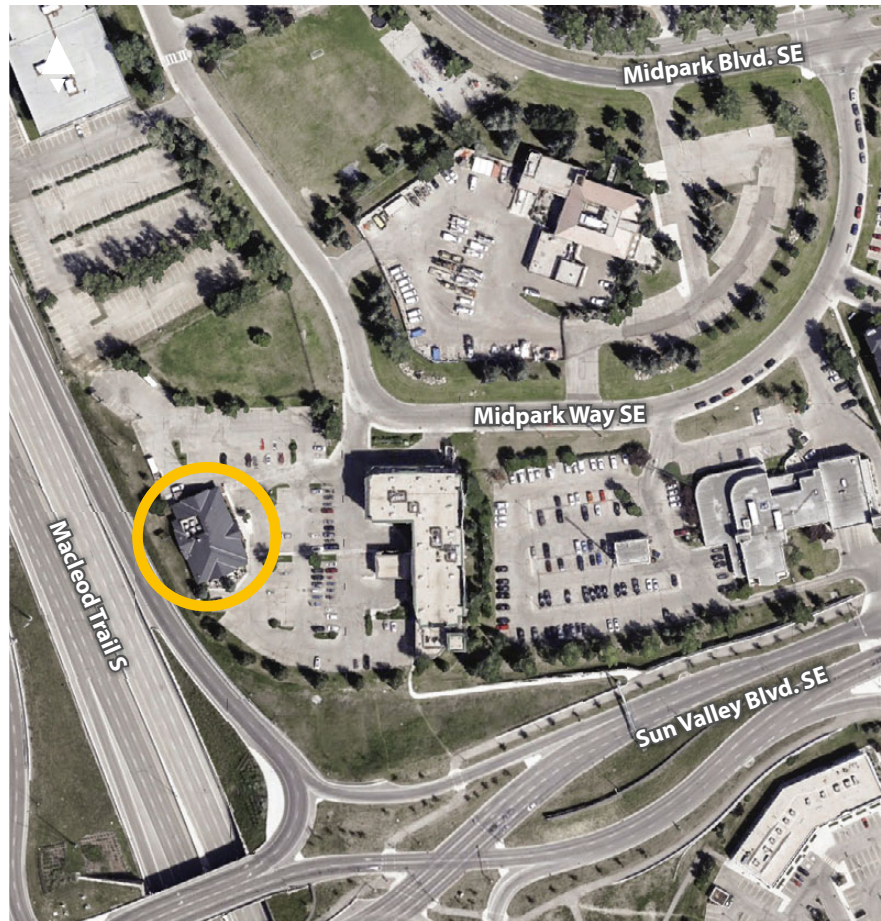
PARKING: 215 on-site surface stalls

POWER: 600A 120/208V

HVAC: Rooftop

UTILITIES: Directly metered

LOADING: Ground level – rear



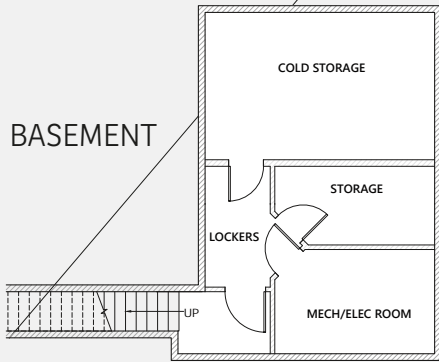
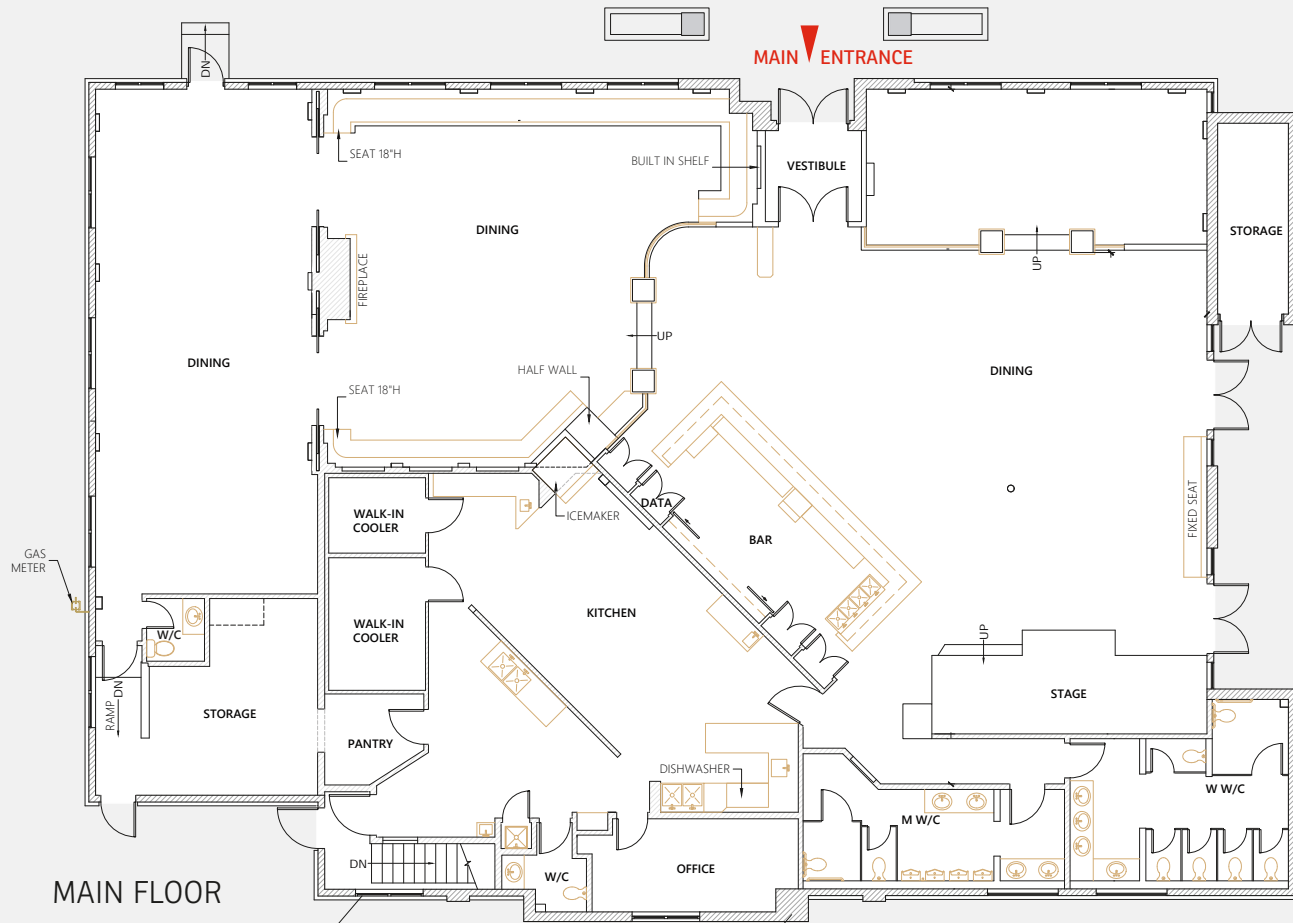
LEASE INFORMATION

OP. COSTS AND TAXES:

- » \$5.02 per sq. ft. (budgeted 2024);
- » Direct to tenant: utilities, janitorial, waste removal, tenant insurance.

NET RENT: Contact broker

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