

FOR LEASE

2,567 SF +/-

Unit 2 | New Renovations Completed



- » Unit 2 has been renovated with new LED lights, vinyl flooring, 5" baseboards, new paint, updated washrooms and roll up binds.
- » Building exterior has new LED lights and illuminated signs
- » Excellent location in the heart of a thriving business district, offering high visibility.
- » Quick access to Blackfoot Trail, Macleod Trail, Deerfoot Trail and Glenmore Trail.
- » Public transportation options such as nearby bus stops and c-train station, making it convenient for both customers and employees.
- » Versatile layout that can be easily customized to suit the needs of different retail businesses, offering the opportunity for a unique and tailored storefront.
- » Ample parking.
- » Various options available.
- » Landlord open to buildout options.
- » Landlord will install bigger loading door(s) if needed.
- » Book a tour to see the options available for your client.

3633 8 Street SE

naiadvent.com

Calgary, AB T2G 3A5



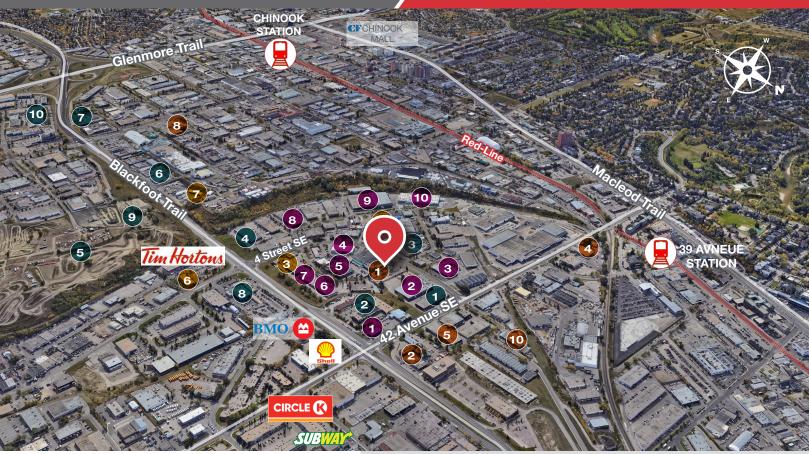




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PROPERTY DETAILS

| SUBMARKET | Manchester |
|----------------|----------------------------------|
| ZONING | I-G (Industrial-General) |
| TOTAL SIZE | 8,525 +/- SF |
| UNIT 1 | Leased |
| UNIT 2 | 2,567 +/- SF |
| UNIT 9 | Leased |
| UNIT 10 | Leased |
| UNIT 13 | Leased |
| LEASE RATE | Market |
| OPERATING COST | \$6.80 PSF (2024) |
| POWER | TBV |
| PARKING | Ample (scrambled) |
| LOADING | Man Door/ Roll-up Door potential |
| | |

AVAILABLE Immediately

NEARBY AMENITIES



- 1. Empanada Queen
- 2. Coco Brooks
- 3. Bono Coffee Roasters
- 4. Alloy Restaurant
- 5. Pretty Sweet Bakeshop
- 6. Jane Bond
- 7. Calgary Italian Bakery
- 8. Tim Horton's
- 9. Picaditas Latin Foods
- 10. Ukrainian Fine Foods

Shopping

- 1. The Costume Shoppe
- 2. Grainger Industrial Supply
- 3. 911 Supply
- 4. Refrigerative Supply
- 5. Canadian Linen & Uniform Service
- 6. Auto Mann
- 7. On Point Performance
- 8. Canada Beauty Supply
- 9. Modern Beauty Supply
- 10. Amazon Locker & Delivery Station

Lifestyle & Recreation

- 1. Rad Golf
- 2. Calgary Sports & Social Club
- 3. Calgary Centre For Spiritual Healing
- 4. Fitness Factory Calgary
- 5. Wild Rose Motocross Association
- 6. U-Haul
- 7. Mike Miles Muay & Kickboxing
- 8. Shaw GMC
- 9. Blackfoot RC Track
- 10. Gymnastic Club



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