

RETAIL

## FOR SALE

### Available Area

Asking Price **\$1,200,000**

Site Size 3,616 SF - Former Daycare  
2,093 SF - Second Floor

Legal: Plan 7910309, Block 2, Lot 8

Built: 1980

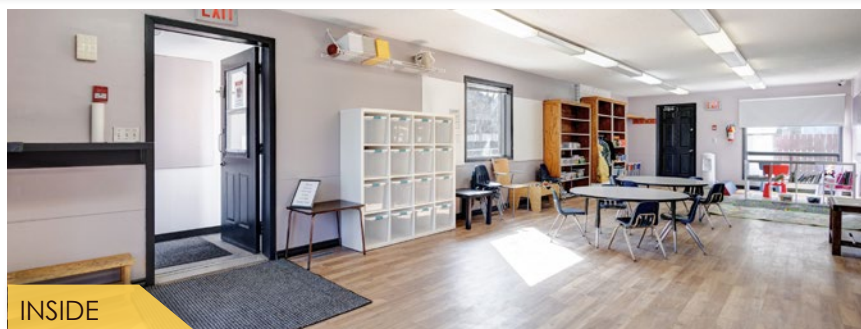
Zoning: DC (Direct Control)

Lease Rate: Contact us for details

Taxes: \$6,571.80 (2023)

## Commercial Property (Former Daycare)

308 Woodfield Road SW, Calgary, AB



## Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5

P (403) 214-2344

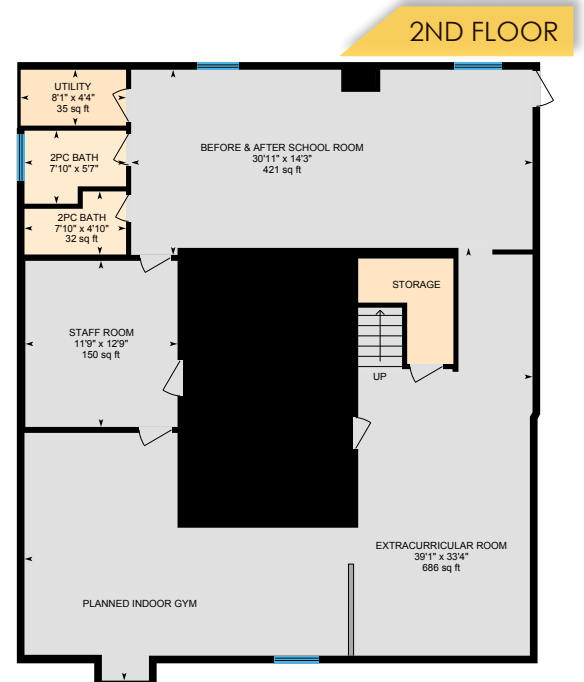
[www.blackstonecommercial.com](http://www.blackstonecommercial.com)

For Leasing or Sales Information Or An On-Site Tour Please Contact  
Mahmud Rahman | P (403) 930-8651 | [mrahman@BlackstoneCommercial.com](mailto:mrahman@BlackstoneCommercial.com)  
Randy Wiens | P (403) 930-8649 | [rwiens@BlackstoneCommercial.com](mailto:rwiens@BlackstoneCommercial.com)



# Commercial Property

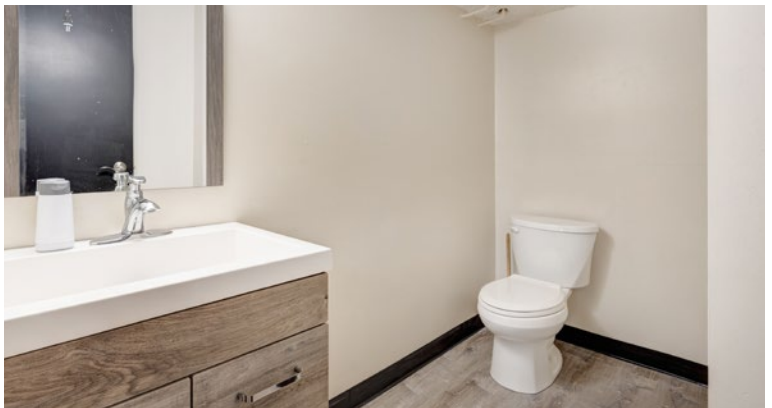
308 Woodfield Road SW, Calgary, AB





# Commercial Property

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# Commercial Property

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## Demographics

 <b>Population</b>	3 KM	Calgary
2022 estimate	54,855	1,573,991
2025 projection	59,914	1,714,841
Median age	41.6	38.5
 <b>Average Households</b>		
2022	20,078	592,192
Persons per	2.7	2.7
 <b>Household Income</b>		
Average	\$146,711	\$138,307
Median	\$108,053	\$96,212
 <b>Daily Traffic Count</b>		
37 Street and 130 Avenue S	22,000	
24 Street SW & Woodglen Rise SW	20,000	
Woodview Dr SW & Woodglen Gt SW	13,000	



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