



Craig McGinley, VP Retail Leasing

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Unit Sizes	Unit 175: 2,744 SF Unit 170: 1,443 SF Unit 165: 1,443 SF Unit 160: 1,443 SF
Availability	Immediately
Zoning	C-C2
Signage	Available
Construction	Stucco, ACM
Building Height	18'
Lease Rate	Market
Op Costs + Property Taxes	\$12.12 PSF (Est. 2025)
Parking	Over 500 Stalls available, on site
Renovation	2024
Highlights	Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn 4 CRUs available: starting at 1,443 to 2,744 SF 30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE Anchored by Sobey's, Calgary's first Planet Fitness & Dollarama Developed, owned and managed by Telsec Property Corporation

JOIN THESE TENANTS



20 AVE SE

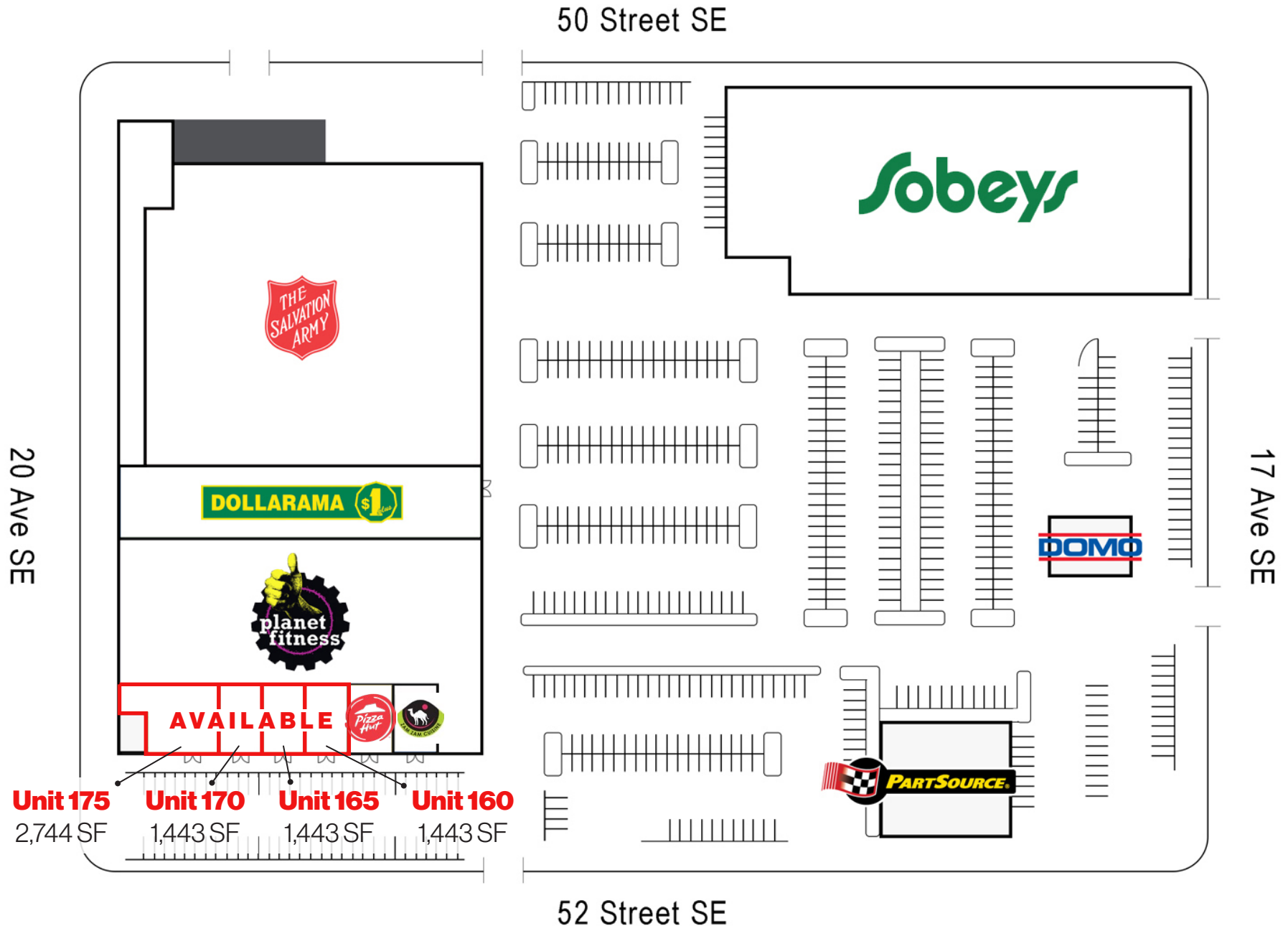
Unit 175
2,744 SF

Unit 170
1,443 SF

Unit 165
1,443 SF

Unit 160
1,443 SF

52 STREET SE





NEIGHBORHOOD
Forest Lawn



POPULATION
3KM
71,256



MEDIAN AGE
39.9



HOUSEHOLD INCOME
\$66,117



TRAFFIC COUNT
27,000 VPD | 17 Avenue & 54 Street

Thank you for your Interest



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For more information, please contact one of our Associates.