



Mahmud Rahman *Principal /Associate*

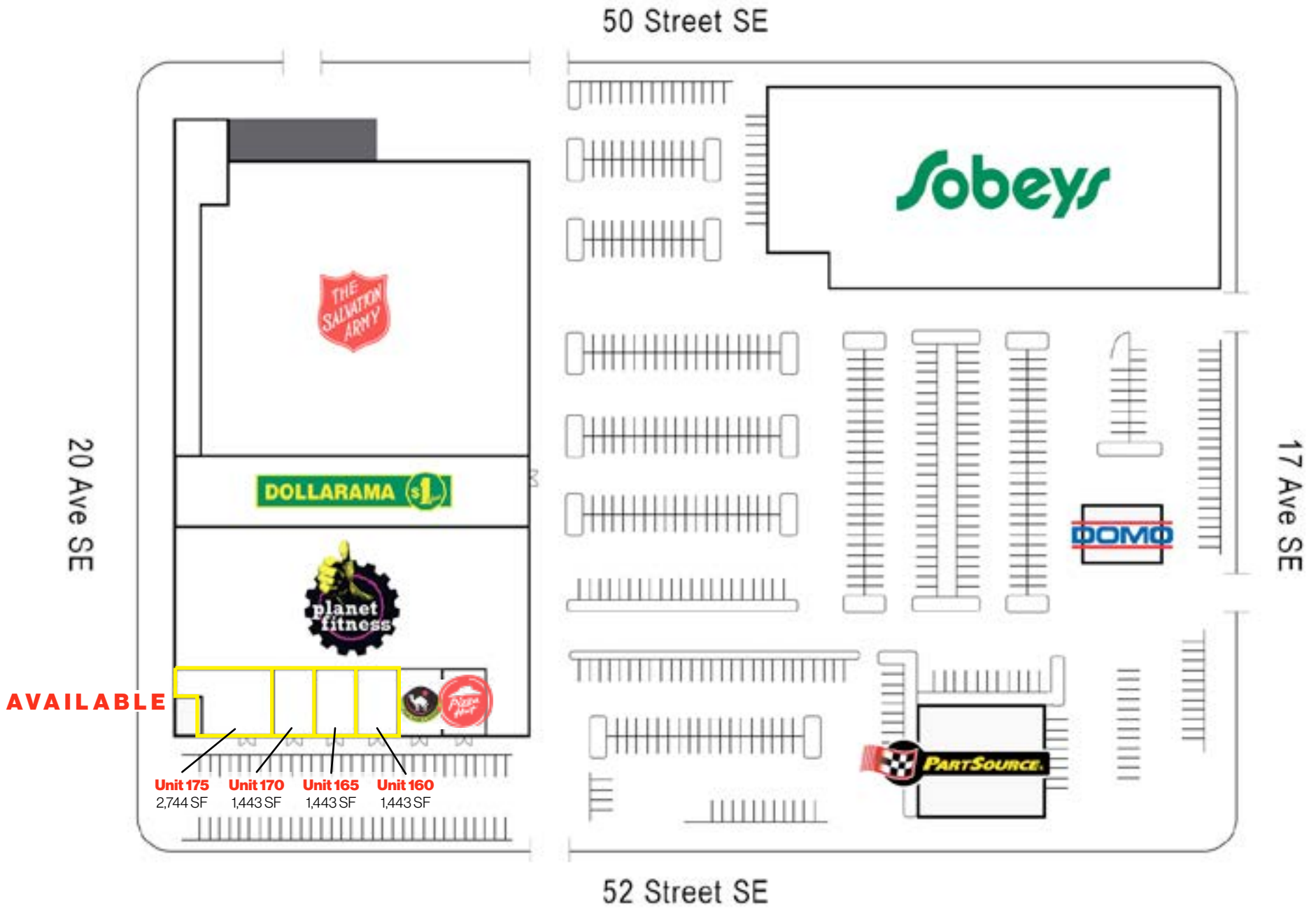
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Unit Sizes	<p>Unit 175: 2,744 SF Unit 170: 1,443 SF Unit 165: 1,443 SF Unit 160: 1,443 SF</p>
Availability	Immediately
Zoning	C-C2
Signage	Available
Construction	Stucco, ACM
Building Height	18'
Lease Rate	Market
Op Costs + Property Taxes	\$12.12 PSF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



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For more information, please
contact one of our associates.



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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