

The Heights at Trinity Hills



833 Na'a Dr SW, Calgary AB

High-Exposure Retail in a Growing Urban Village

PROPERTY DETAILS

Size	2,637 SF
Lease Rate	Market
Op Costs	TBD
Availability	Immediate
District	Trinity Hills
Parking	Ample Surface + Street

- **2,637 SF Main Floor Retail** with strong visibility
- **+300 SF Private Patio** – ideal for food & beverage
- **Restaurant-ready potential** (open to all retail uses)
- **Shell space** – ready for tenant improvements
- Located in Trinity Hills, a master-planned community in Calgary
- Steps from WinSport – year-round traffic driver
- **Established retail hub** with daily-needs anchors
- **High-growth area** with increasing residential density
- **Quick access** to Trans-Canada Hwy & Sarcee Trail (~15 mins to downtown)



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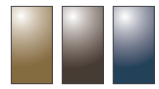
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For Sublease

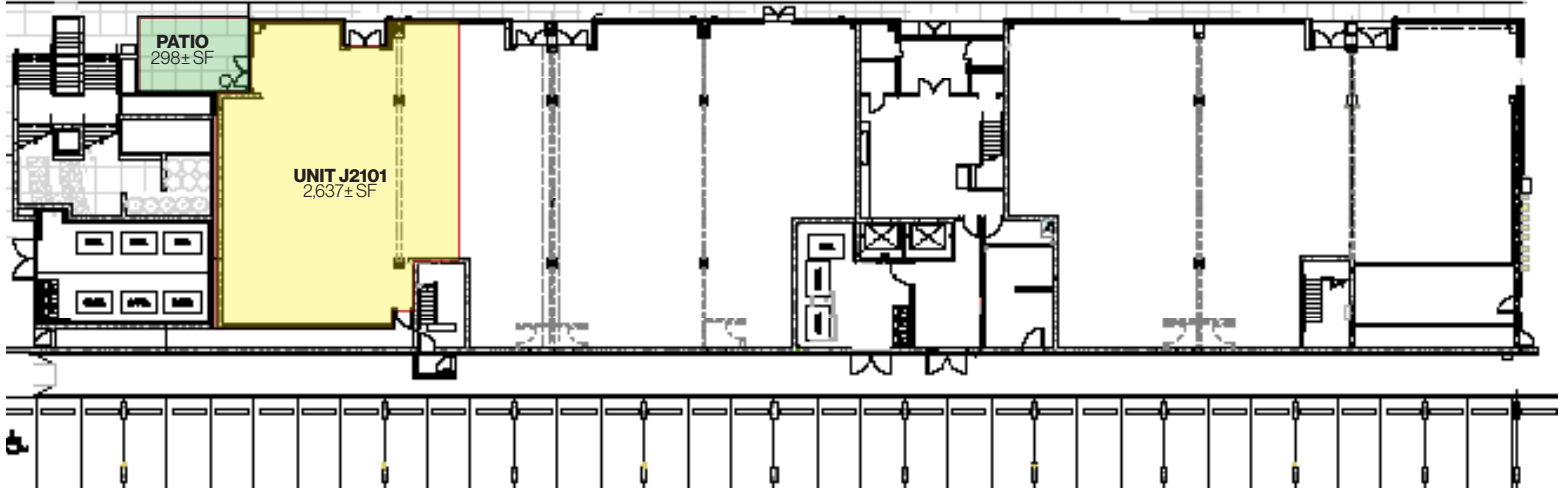
833 Na-a Drive SW | Calgary AB

Prime Patio-Ready Retail in Trinity Hills



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Commercial Real Estate Services Inc.

NA-A DRIVE SW



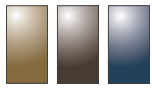
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 **NEIGHBORHOOD**
Trinity Hills

 **POPULATION 3KM**
50,843

 **MEDIAN AGE**
40.5

 **HOUSEHOLD INCOME**
\$98,227

 **TRAFFIC COUNT**
12,000 VPD | Sarcee Tr & 32 Ave SW
40,000 VPD | Trans-Canada & 13 Street NE



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For more information, please contact one of our associates.

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