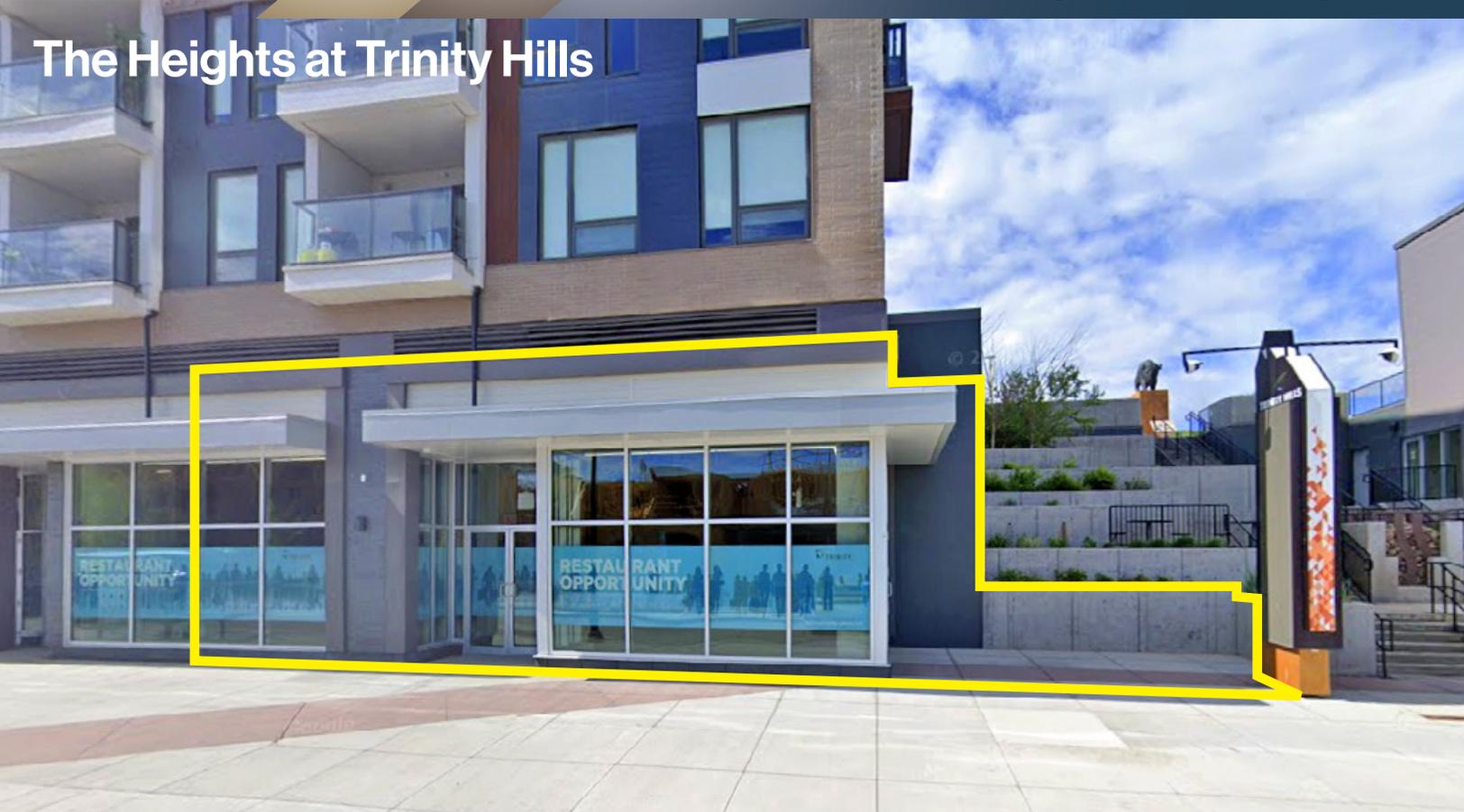


The Heights at Trinity Hills



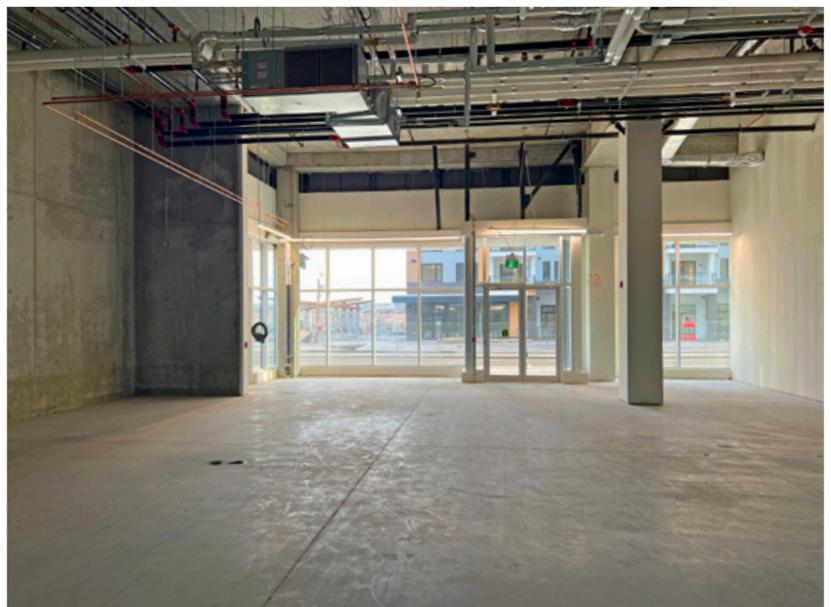
833 Na'a Dr SW, Calgary AB

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)



For Sublease

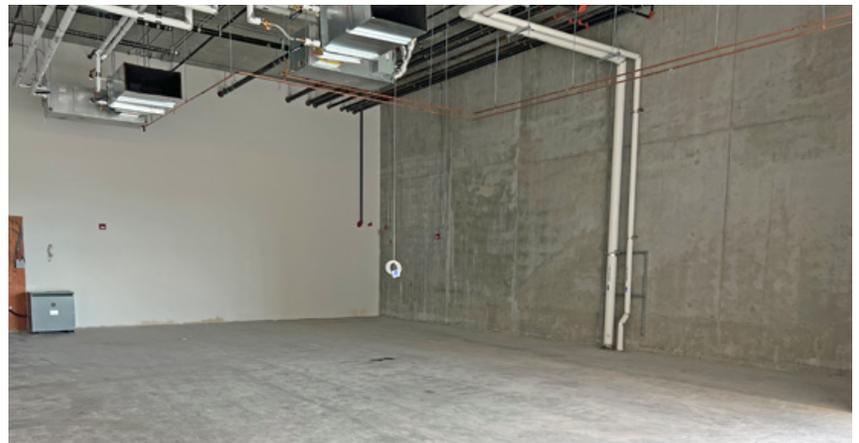
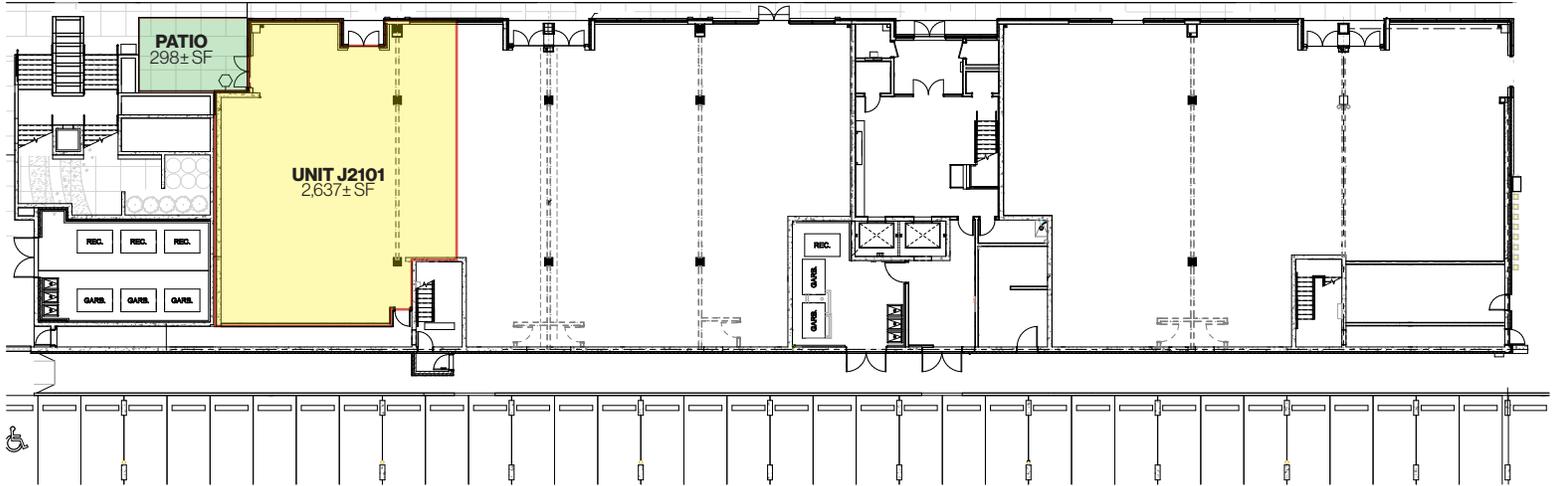
833 Na-a Drive SW | Calgary AB

Prime Patio-Ready Retail in Trinity Hills



Blackstone
Commercial Real Estate Services Inc.

NA-A DRIVE SW



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For Sublease

833 Na-a Drive SW | Calgary AB

Prime Patio-Ready Retail in Trinity Hills



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



BlackstoneCommercial.com

For more information, please contact one of our associates.

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