

### Strathcona Centre



## 5555 Strathcona Hill SW, Calgary AB

1,555 SF unit, perfect for liquor store or retail.

### PROPERTY DETAILS

Size Available	Unit 1: 1,555 SF
Availability	Immediately
Net Rate	Market
Op Costs	\$16.46 PSF
Zoning	C-C1
Power	60 amps
Signage	Overhead & Pylon Available
Ceiling Height	12'

- **Desirable Southwest Calgary Location** – Serving Strathcona Park, Westgate, Coach Hill, West Springs, Cougar Ridge, Aspen Woods and Christie Park.
- **Strong Demographics** – Located in a well-established single-family residential area with high household incomes.
- **Community Convenience Hub** – Part of a popular neighborhood centre offering essential services and daily needs.
- **Excellent Accessibility** – Close to Bow Trail for convenient access and commuter visibility.
- **Scenic Surroundings** – Near bike paths, green spaces, and parks in the picturesque Strathcona Park community.



**Patrick White** Associate

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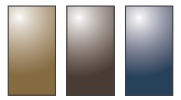
Unit 301  
255 17 Avenue SW  
Calgary, Alberta T2S 2T8  
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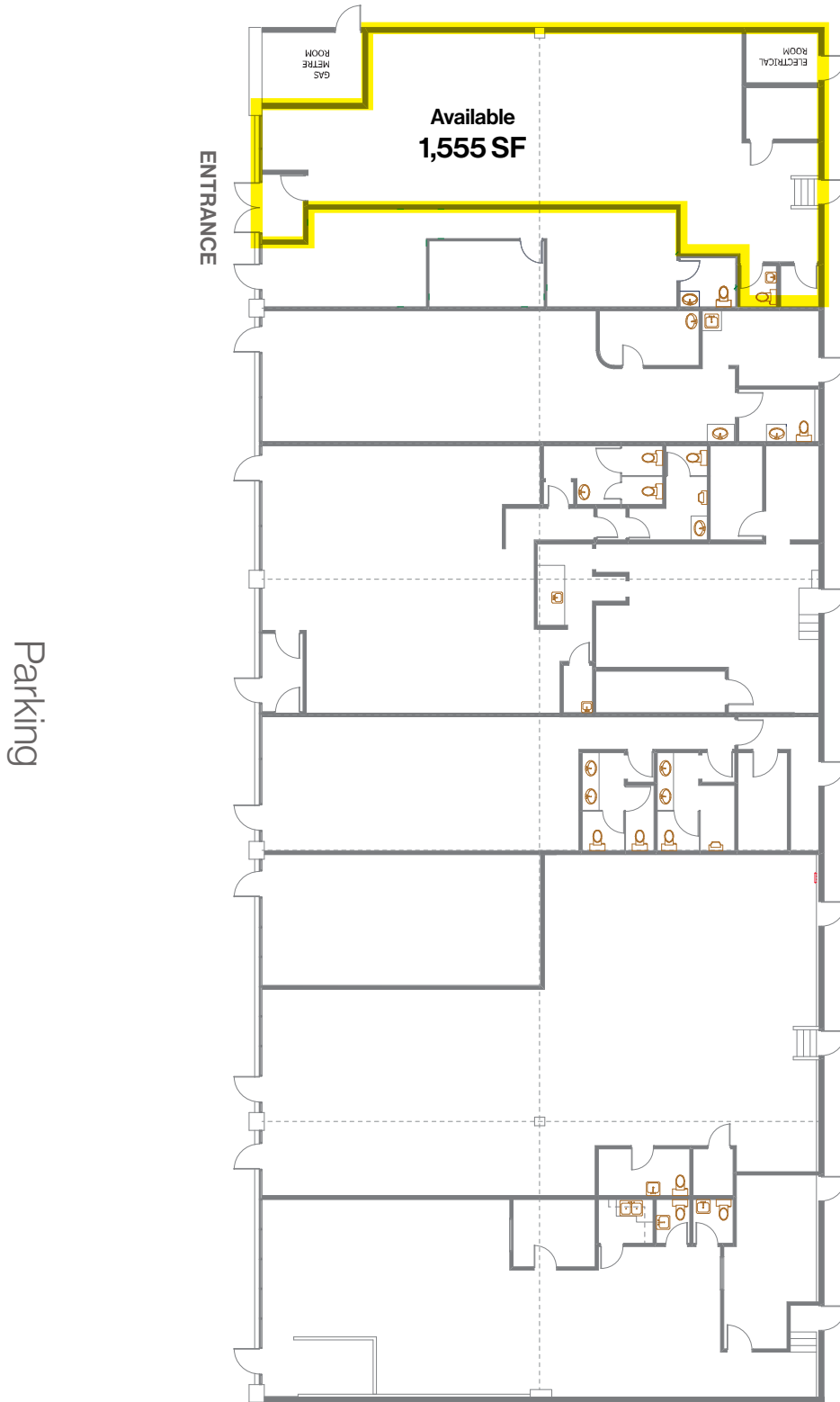
# For Lease

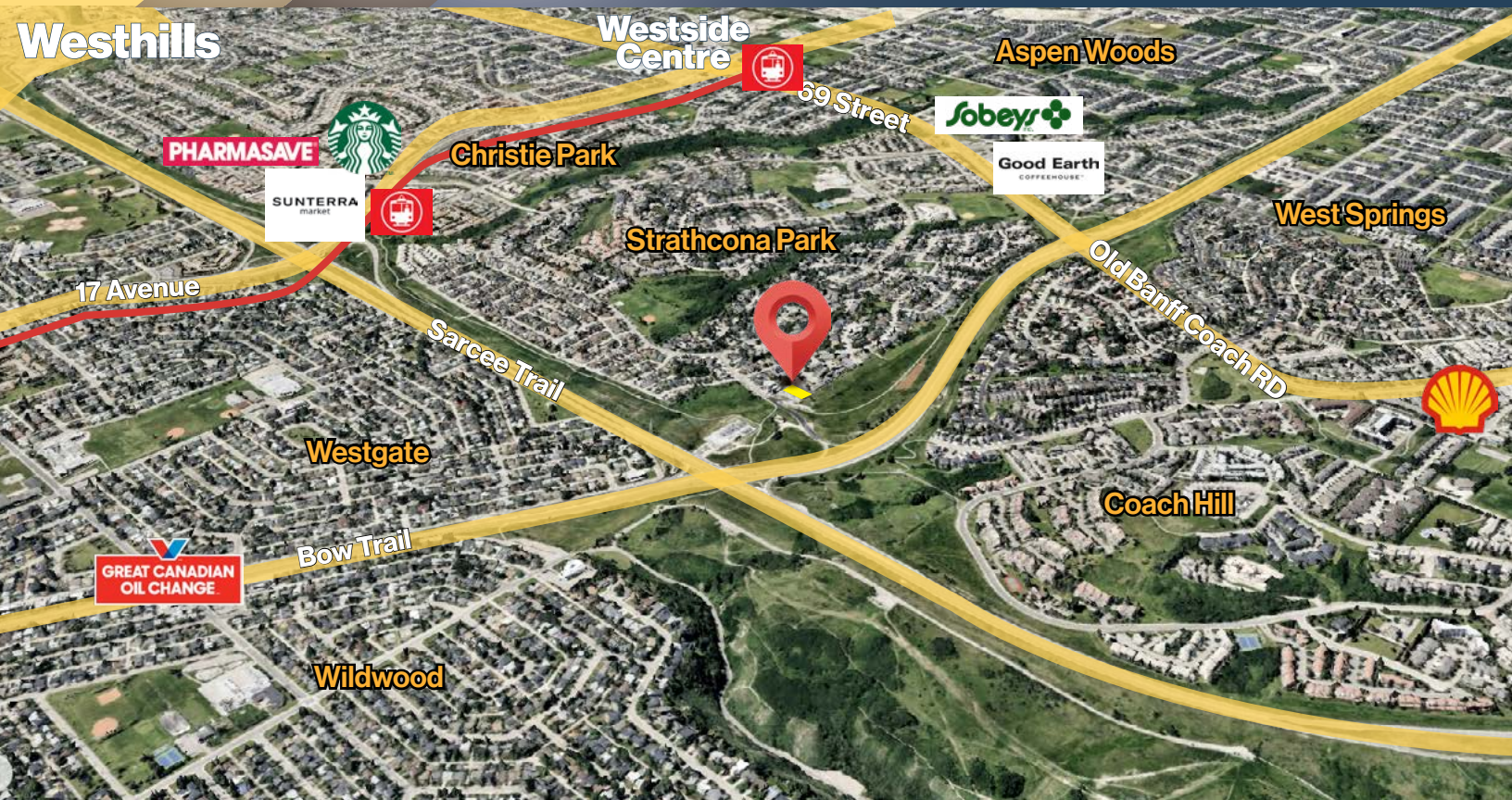
Unit 1 - 5555 Strathcona Hill SW | Calgary, Alberta

1,555 SF unit in Scenic Strathcona



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**NEIGHBORHOOD**  
 Strathcona Park

**POPULATION 5KM**  
 69,470

**MEDIAN AGE**  
 41

**HOUSEHOLD INCOME**  
 \$168,000

**TRAFFIC COUNT**  
 53,000 VPD | Bow Tr SW & Coach Gate PI NW  
 49,000 VPD | Bow & Old Banff Coach W



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For more information, please contact one of our associates.

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