

QUARRY STATION ISLAND

AVAILABLE: Retail Space for Lease or Build To Suit located at 23rd / 24th Street SE, Quarry Park, Calgary, AB

HIGHLIGHTS:

- Excellent access to Glenmore Trail and Deerfoot Trail via 24th Street SE
- New Esso Gas Station and A&W
- Close to nearby amenities in Quarry Park, including retail and restaurant services, health and wellness practitioners, the Remington YMCA recreation facility and 2 childcare centres.
- Zoning: DC-32Z91 & DC-42Z92

OCCUPANCY: TBD

SERVICES:

- City of Calgary Transit via BRT #302 and routes 102, 103, 117, 133 & 151.
- Future Green Line LRT station on 24th Street SE

NET RENT:

- Building C: Drive-Thru – 2,178 sf, starting at \$35.00 per sf
- Building D: NOW LEASING** - 24,000 sf large retail, bay size 30' x 80', starting at \$28.00 per sf
- Building E: CRU – 17,000 sf, starting at \$26.00 per sf
- Building F: CRU – 12,250 sf, starting at \$26.00 per sf
- Building G: Bank – 5,000 sf, starting at \$40.00 per sf
- Building H: Restaurant – 5,600 sf, starting at \$40.00 per sf

OPERATING COSTS & TAXES:

TBD based on building design

