



- AVAILABLE:**
- 2.72 acre Lease or Design Build opportunity on Lot 3
  - 1,550 sf CRU on Lot 41 available June 2022

- HIGHLIGHTS:**
- Located at Barlow Trail SE and 50 Avenue SE
  - Excellent access/egress and exposure to Deerfoot Trail and Barlow Trail
  - New 7-11 and A&W opening June 2022
  - Zoned I-G (Lot 3) and I-C (Lot 41)

**SERVICES:** City of Calgary Transit via Route 24, 43, 147 and BRT 302

**RATES:** Market Rates

**OPERATING COSTS & TAXES:** TBD

**TRAFFIC FLOW COUNT:** Average vehicle count per day (2019):  
 159,000 - Deerfoot Trail  
 27,000 - Barlow Trail