



# SAVANNA MARKET

**UNIT 104, 9036 46 STREET NE  
CALGARY, ALBERTA**



## HIGHLIGHTS

- 1,170 sqft unit available for lease in the newly built community of Savanna, one of the best selling communities in Calgary.
- Newly constructed development that is professionally managed and maintained by the condo board and has an abundance of parking for all visitors and customers.
- Located in the heart of NE Calgary, known for its south Asian, Filipino and east Indian community.
- Brand New unit in shell condition ideal for a variety of uses such as tutoring center, montessori, pet care, medical or financial services and many more.

## DEMOGRAPHICS

5km Radius



**Community**  
Savanna



**Population**  
17,769



**Median Age**  
36.3



**Household Income**  
\$97,329

## PROPERTY DESCRIPTION

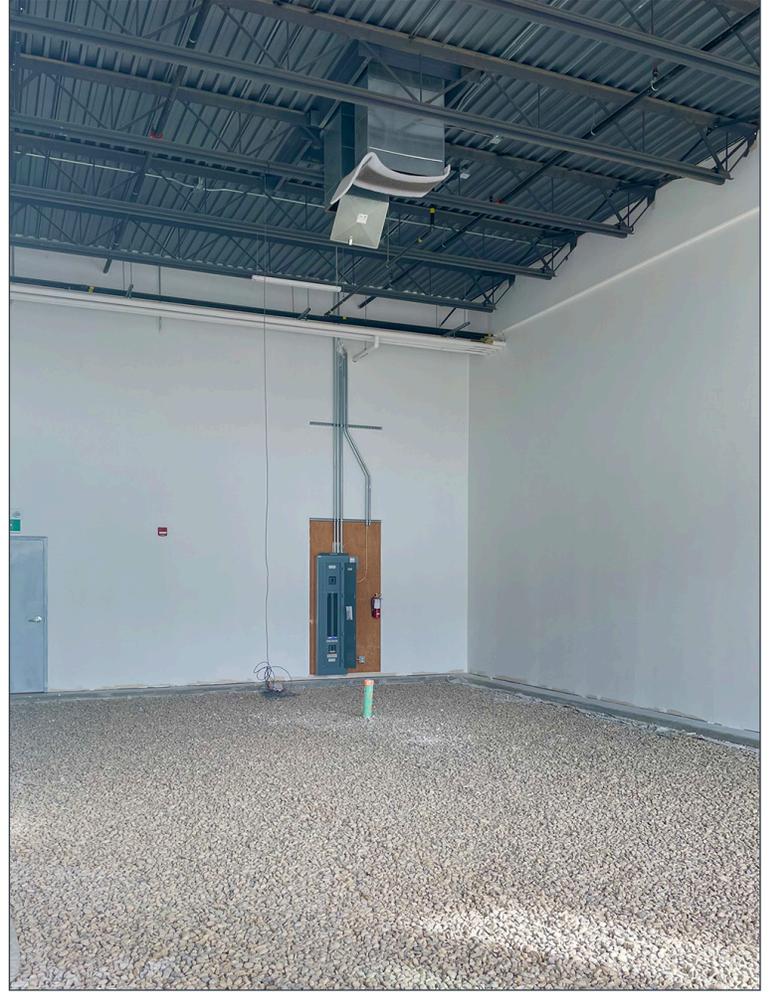
<b>Available Area:</b>	1,170 sq. ft.
<b>Rent:</b>	\$28.00 +escalations
<b>Op. Costs:</b>	\$17.80 psf est. 2021
<b>Term:</b>	5, 10 years +
<b>Parking:</b>	Ample, shared
<b>Available:</b>	Immediately

**HEAD OFFICE**  
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[AvenueCommercial.com](http://AvenueCommercial.com)

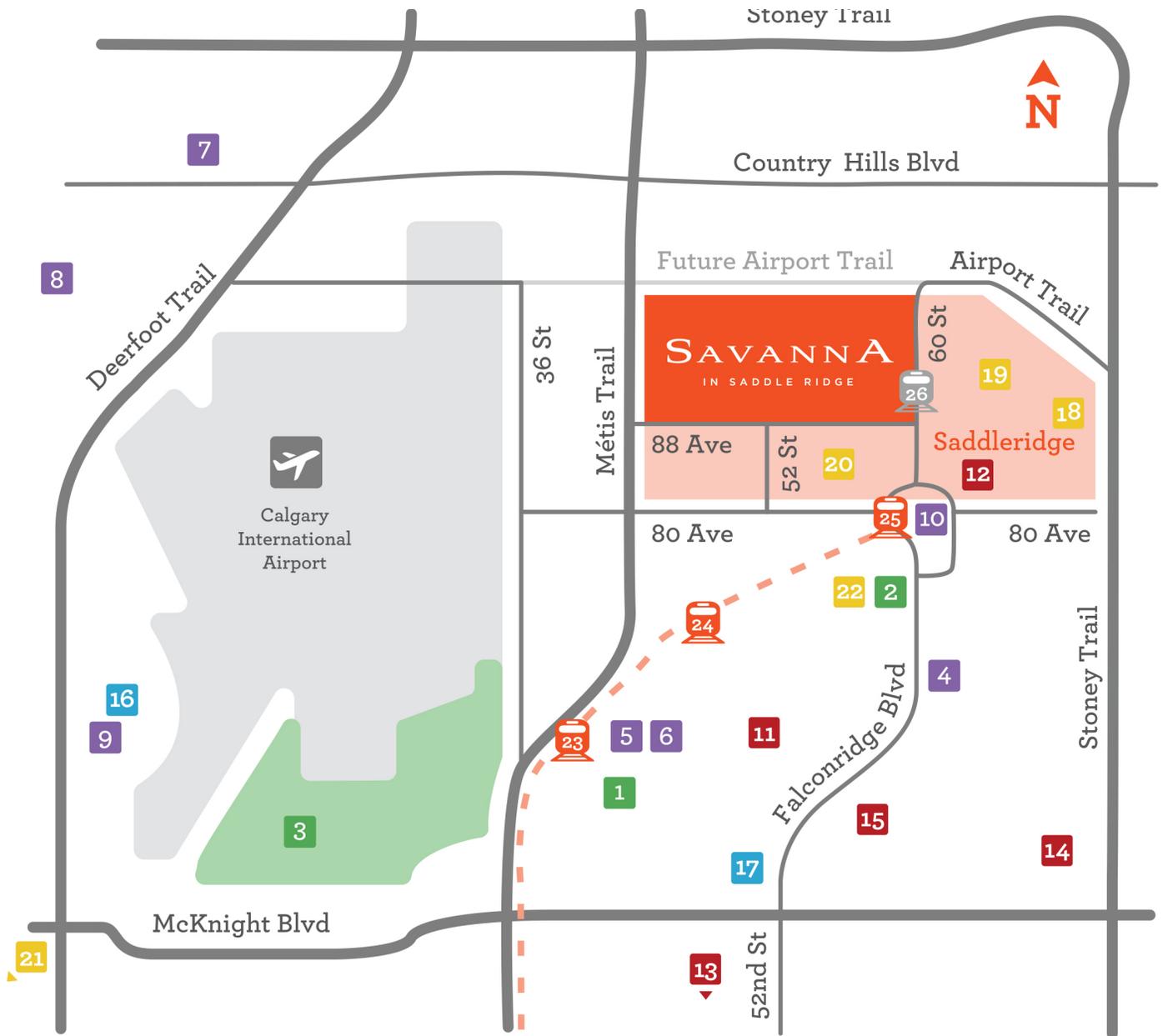
**AVENUE** | **Commercial**  
Real Estate Solutions

# PHOTOS

104, 9036 46 Street NE, Calgary, Alberta



*Other Building on Property*



### Recreation

- 1 Prairie Winds Park
- 2 The Genesis Centre
- 3 Silverwing Links Golf Course

### Supermarkets

- 4 Co-op
- 5 Superstore
- 6 Sanjha Punjab Grocery Store
- 7 Sobays
- 8 T&T Supermarket
- 9 Walmart Supercentre
- 10 Safeway

### Catholic Schools

- 11 St. John Paul II (K-6, Bilingual Spanish)
- 12 Light of Christ (K-9)
- 13 St. Rose of Lima (K-9, French Immersion)
- 14 St. John XXIII (7-9, Bilingual Spanish)
- 15 Bishop McNally (10-12, Spanish Bilingual, Extended French)

### Shopping Centres

- 16 Deerfoot City
- 17 Castleridge Plaza

### Public Schools

- 18 Hugh A. Bennett School (K-4)
- 19 Saddle Ridge School (K-4)
- 20 Peter Lougheed School (5-9)
- 21 Colonel Macloed (5-9)
- 22 Nelson Mandela High School (10-12)

### Transit

- 23 McKnight/Westwinds LRT Station
- 24 Martindale LRT Station
- 25 Saddletowne LRT Station
- 26 Future Savanna LRT Station

# LOCATION

104, 9036 46 Street NE, Calgary, Alberta



## CHOOSE YOUR AVENUE

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### Sunil Mall

Broker

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