# BRAND NEW LOCATION

**3131 27 Street NE**
**CALGARY, ALBERTA**

## BUILDING INFORMATION

**Parking**
Ample Shared

**Zoning**
C-COR3

**Year Built**
2016

**Power**
225 amps

## DEMOGRAPHIC INFORMATION

Demographics pulled from a 5km radius.

**Population**
168,523

**Median Age**
35

**Household Income**
$88,157

**Traffic Count**
28,000 vpd on 32nd Ave NE

## HIGHLIGHTS

- Brand new bay in shell condition, available for lease.
- Located by a busy commercial corridor in the NE, with over 24,000 vehicles per day
- Ideal for financial services, medical, pet care service, fitness amongst many others
- Services the communities of Sunridge, Vista Heights, Horizon, McCall, Rundle and Whitehorn

## PROPERTY DESCRIPTION

| | |
|---|---|
| **Base Rent:** | Market |
| **Op Costs & Taxes:** | $12.00 psf (est. 2019) |
| **Size:** | Unit 16 - 1,165 sq. ft. |
| **Availability:** | Immediate |
| **Term:** | 5 - 10 years |

**HEAD OFFICE**
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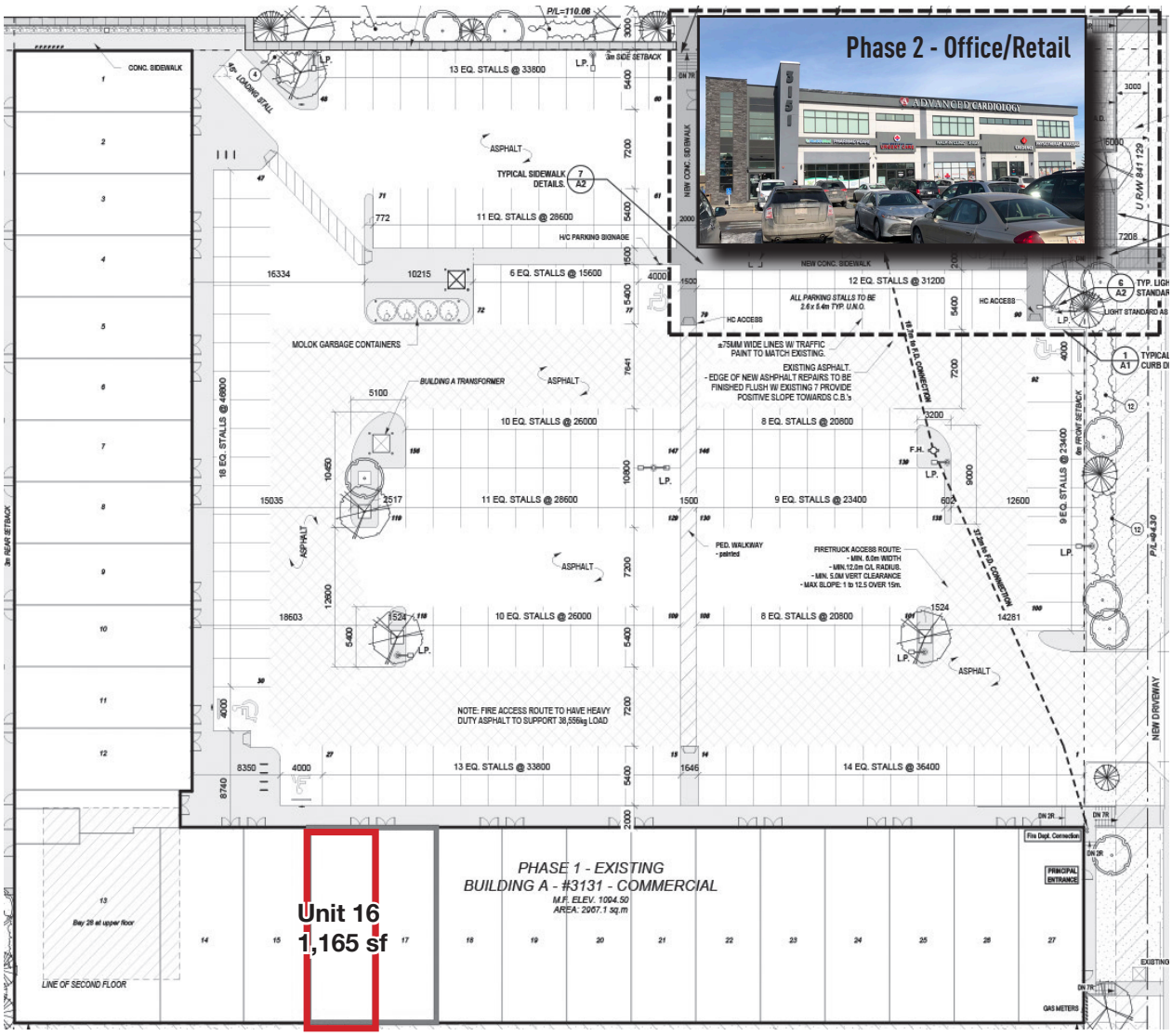
# SITE PLAN

3131 27 Street NE, Calgary, Alberta



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3131 27 Street NE, Calgary, Alberta

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