AMAZING LOCATION

1829 RANCHLANDS BLVD. NW
CALGARY, ALBERTA

BUILDING INFO

Building Size
65,873 SF

Parking
Ample Surface

Zoning
C-1A

Year Built
1981

DEMOGRAPHICS

Demographics pulled from Ranchlands, Crowfoot, Arbour Lake, Dalhousie and Hawkwood

Population
6,000

Median Age
40.1

Traffic Count
21,000 vpd

Household Income
$134,440

HIGHLIGHTS

- High exposure corner on Ranchlands Blvd. and Nose Hill Drive NW
- Property boasts an abundance of parking
- Excellent LRT and Calgary bus transit services available by way of the Crowfoot station
- 2nd floor flex space can accommodate a wide variety of professional office and retail uses

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	$19.92 psf est. 2020 (utilities inclusive)
Sizes:	Suite 223: 571 sq. ft. Suite 231: 563 sq. ft.
Available:	Immediately
Term:	5 years
Parking:	Ample Surface

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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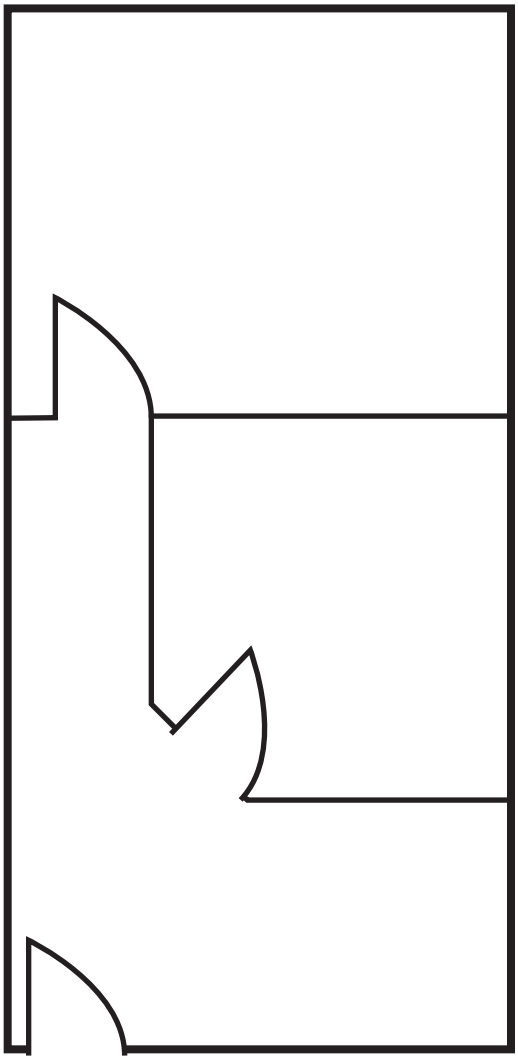
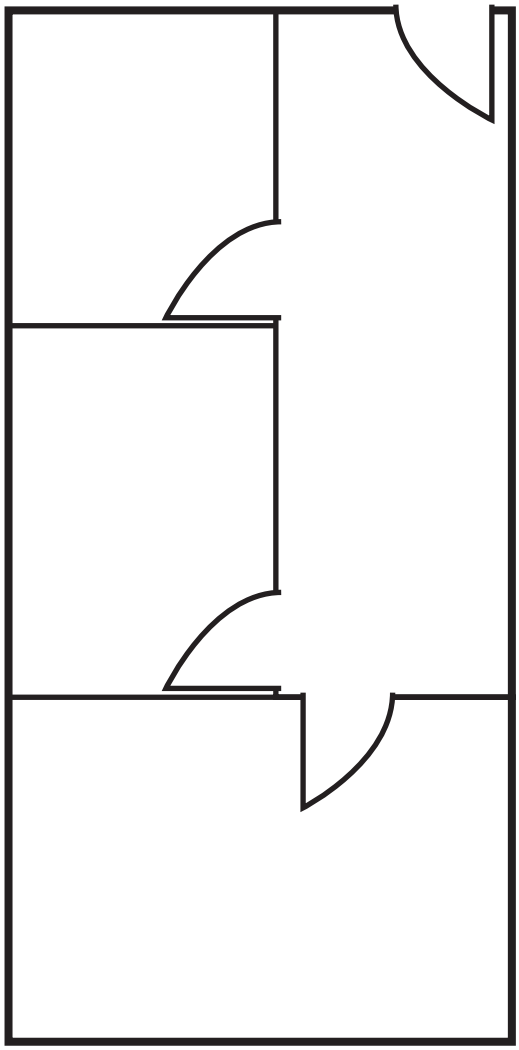
FLOOR PLAN

1829 Ranchlands Blvd NW, Calgary, Alberta

Suite 223 - 571 sq. ft.



Suite 231 - 563 sq. ft.



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