



GREAT LOCATION

**5720 SILVER SPRINGS BLVD. NW
CALGARY, ALBERTA**



HIGHLIGHTS

- Located in the desirable community of Silver Springs
- Easy access, egress to Sarcee Trail and Crowchild Trail SW
- Beautifully overlooking Winsport Canada Olympic Park and the Bow River
- Across the street from Silver Springs School (K-6), Silver Springs Pool & Community Centre
- Backing onto Sarcee park consisting of off-leash parks, public baseball diamonds and bicycle paths
- Existing tenant mix include: Value Village, Mac's, Coffee shop, Hair Salon, Optometrist, Pizza & Steakhouse, Chinese Take-out, Dance Studio, Music Studio, Veterinary Clinic etc.

DEMOGRAPHICS



Population
9,000



Median Age
43



Traffic Count
60,000 vpd (Crowchild)
14,000 vpd (Silver Springs Blvd)



Household Income
\$95,116

PROPERTY DESCRIPTION

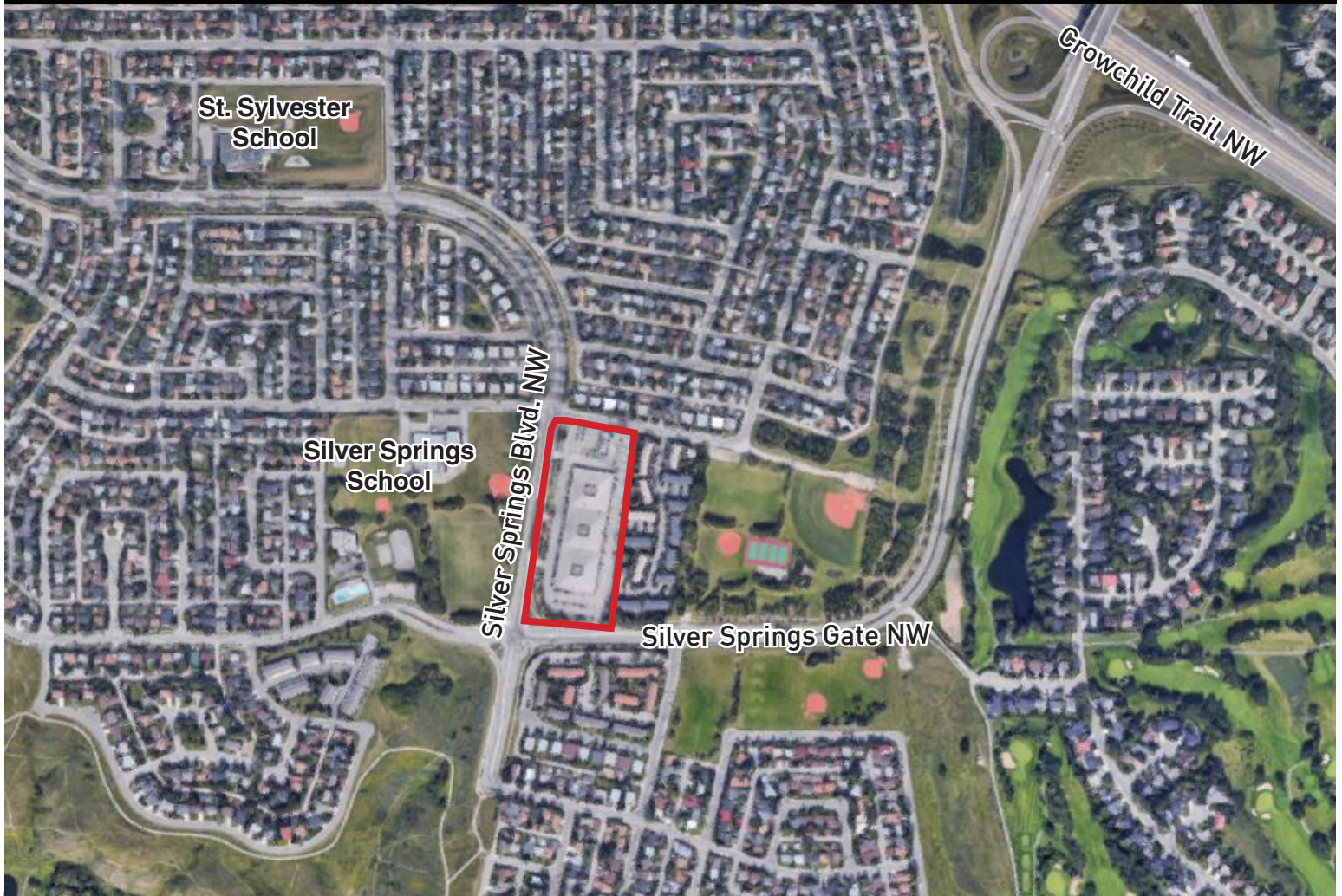
Market Rates:	Market
Op Costs & Taxes:	\$13.54 psf est.
Size:	Unit 19/20: 887/1,074 sq. ft. interior breezeway unit
Term:	5 - 10 years
Zoning:	C-C1

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AVENUE | Commercial
Real Estate Solutions

LOCATION

5720 Silver Springs Blvd. NW, Calgary, Alberta



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