



**For Lease**





**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**

 <b>Population</b> 9,000	 <b>Median Age</b> 43
 <b>Traffic Count</b> 60,000 vpd (Crowchild) 14,000 vpd (Silver Springs Blvd)	 <b>Household Income</b> \$95,116

**PROPERTY DESCRIPTION**

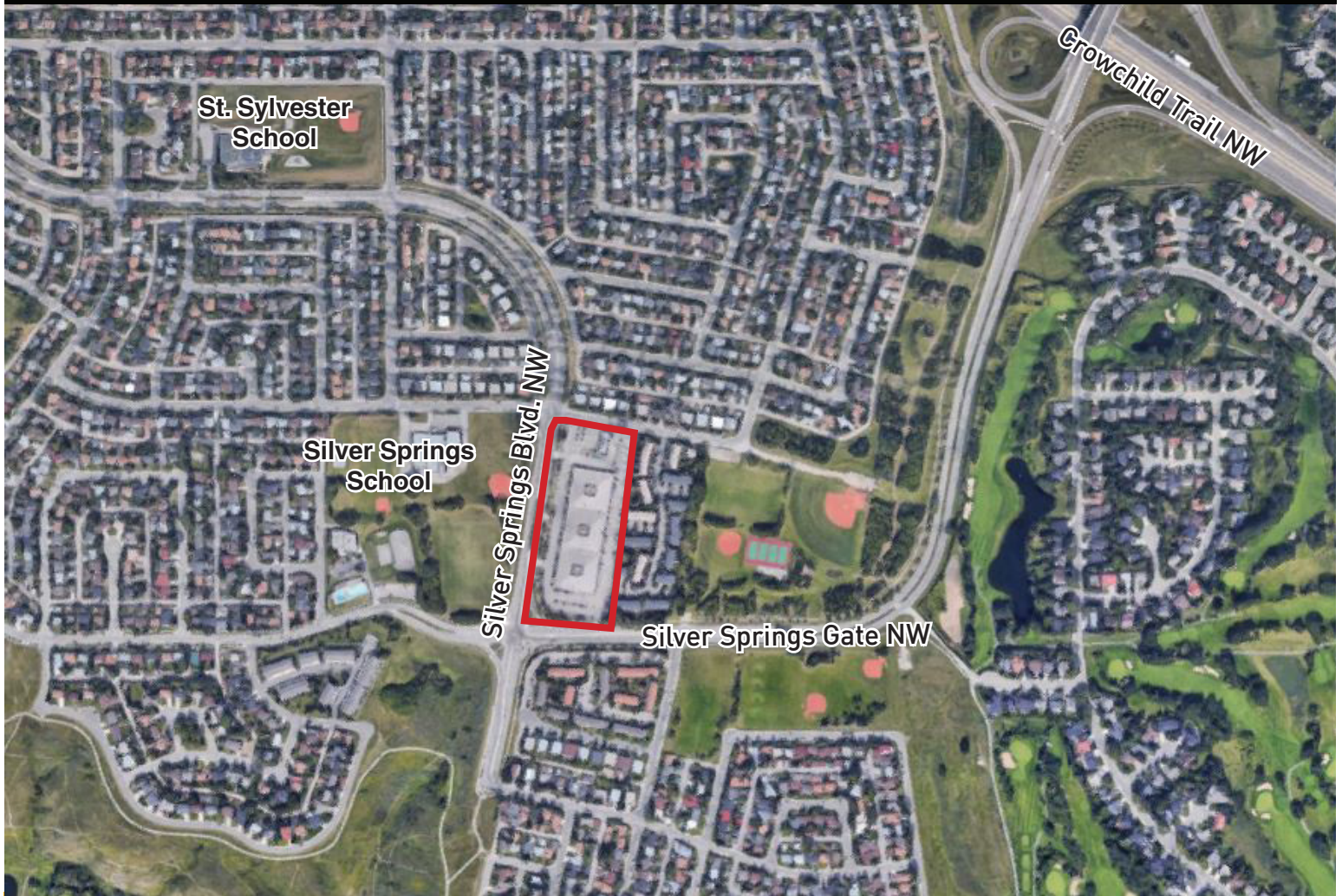
<b>Market Rates:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$20.68 psf basic utilities included
<b>Size:</b>	Unit 19/20: 887/1,074 sq. ft. interior breezeway unit
<b>Term:</b>	5 - 10 years
<b>Zoning:</b>	C-C1

**HEAD OFFICE**  
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**AVENUE** | Commercial  
 Real Estate Solutions

# LOCATION

5720 Silver Springs Blvd. NW, Calgary, Alberta



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