

Multiple retail units  
for lease!



## GREAT WOODBINE LOCATION!

523 WOODPARK BLVD. SW  
CALGARY, ALBERTA

### BUILDING INFO



Neighbourhoods  
Woodbine/  
Woodlands



Parking  
Unreserved  
Ample



Zoning  
C-C1

### DEMOGRAPHICS



Average Age  
40



Household Income  
\$110,004 Woodbine  
\$88,868 Woodlands



Traffic Count  
13,000 on Woodpark Blvd.  
41,000 on Anderson Dr.



Population  
9,162 Woodbine  
6,240 Woodlands  
(2016 stats)

### HIGHLIGHTS

- Located in the desirable communities of Woodbine and Woodlands
- Prominently located at the lighted intersection of Woodpark Blvd and Woodview Drive SW
- Great opportunity for a wide variety of retailers, professional / personal services, medical, veterinary clinic, fitness studio, pharmacy, clothing store (new or used), etc.
- Great demographics! Shortage of retail space and services in Woodbine & Woodlands.
- Current tenants include: Circle K, Red Crowns Pub, Fishman's, Liquor Store, Edward Jones, Daycare, Barber, Hair Salon, Dental Clinic, Vape Shop and more!

### PROPERTY DESCRIPTION

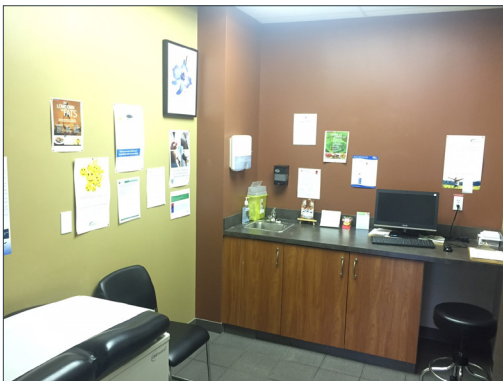
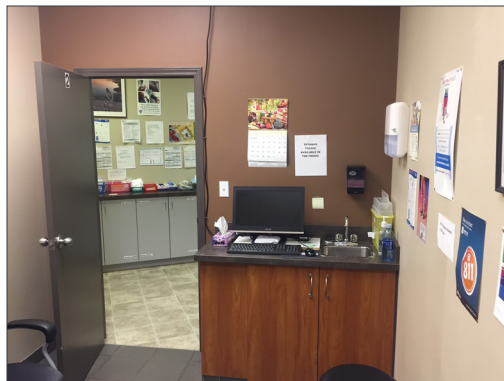
Available Area:	Unit 1: 3,205 sq. ft. (turnkey medical space)
	Unit 3: 1,000 sq. ft. (showroom)
	Unit 10: 1,100 sq. ft. <b>Leased!</b>
	Unit 22: 1,334 sq. ft. (open space)
	Unit 24 & 28: 2,900 sq. ft. (full office build out)
Rate:	Market
Op. Costs & Taxes:	\$16.63 psf. (2023 - includes electricity)
Parking:	Lots of customer parking!
Availability:	Immediate

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
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**AVENUE** | Commercial  
Real Estate Solutions

## HIGHLIGHTS

- Located in the desirable community of Woodbine & Woodlands with direct access to Woodpark Blvd & Anderson Drive.
- Previously occupied by medical clinic & pharmacy.



### HEAD OFFICE

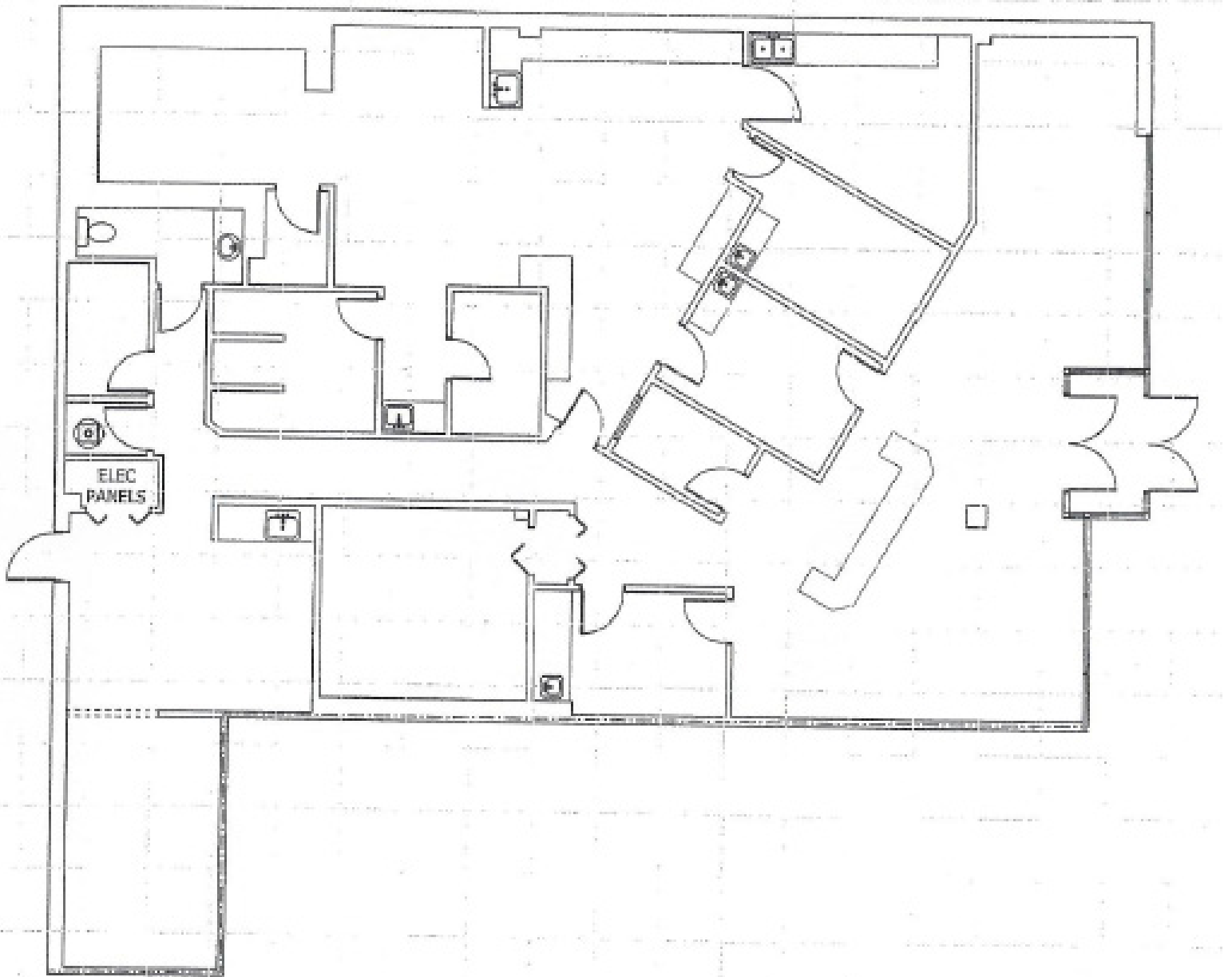
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# UNIT 1 FLOOR PLAN

523 Woodpark Boulevard SW, Calgary, Alberta



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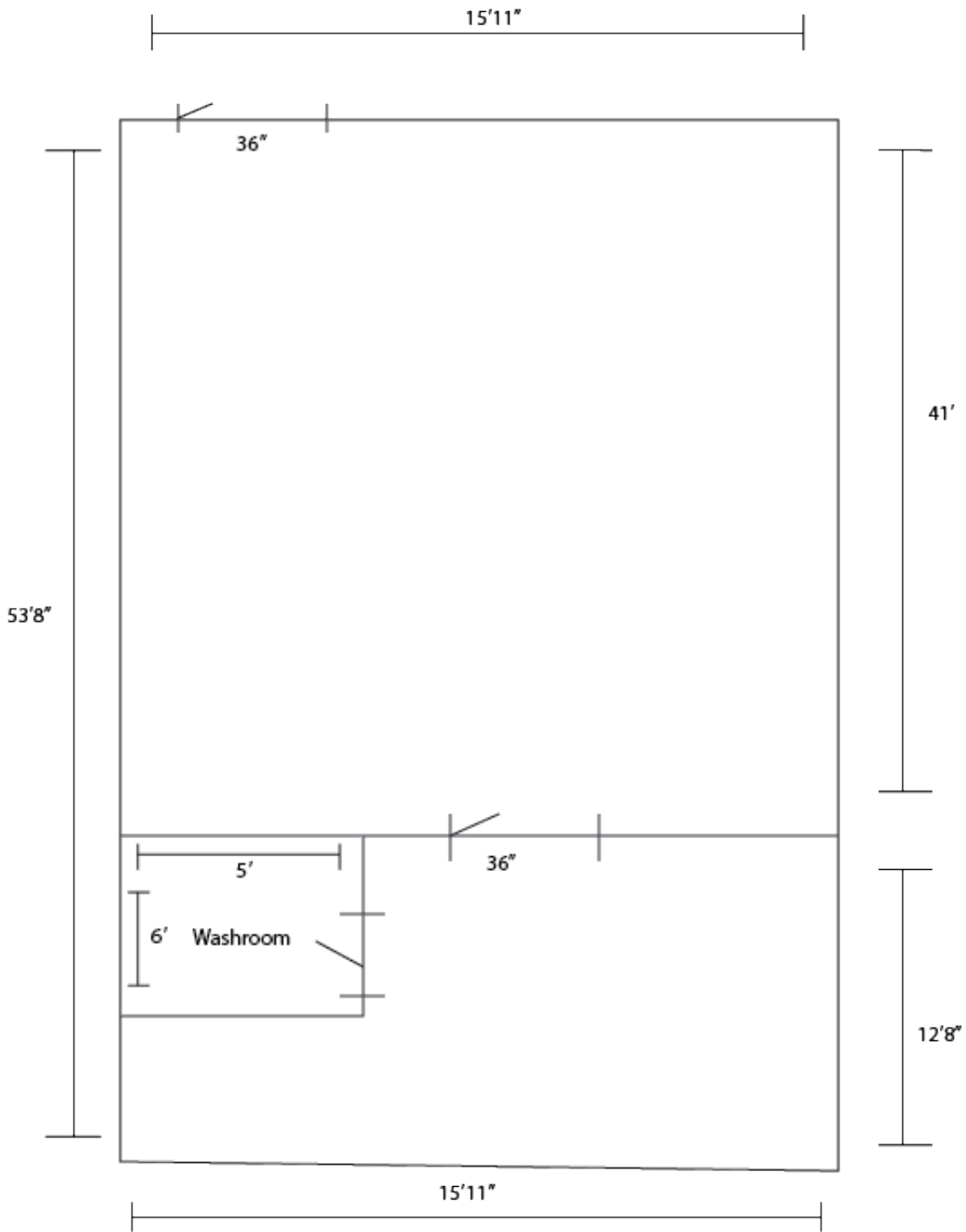
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**Toll Free** 800.750.6766

GREAT RETAIL/SHOWROOM SPACE!



# UNIT 3 FLOOR PLAN

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HIGHLIGHTS

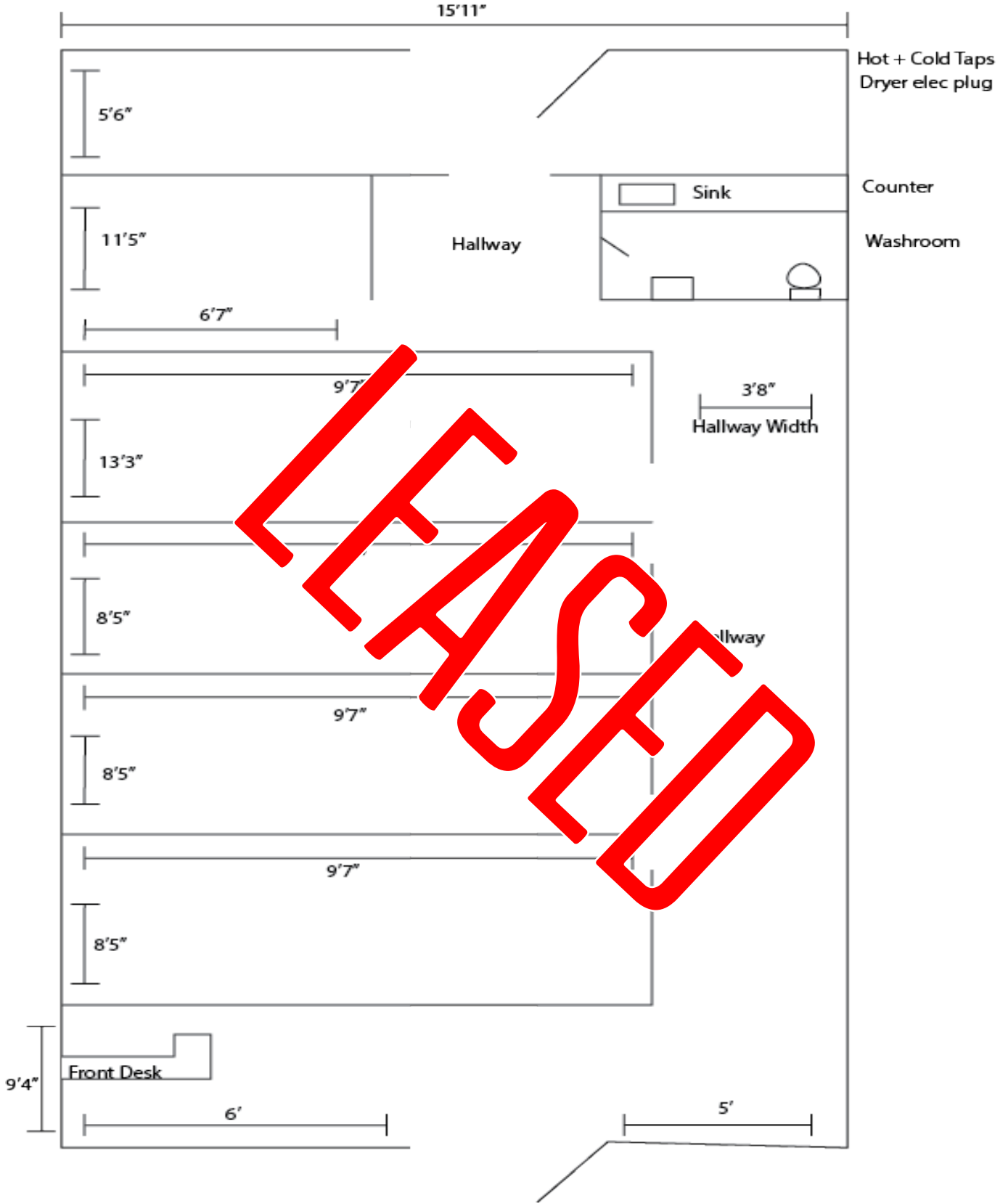
- Fully built out with reception, five offices, washroom and staffroom, laundry room



LEASED

# UNIT 10 FLOOR PLAN

523 Woodpark Boulevard SW, Calgary, Alberta



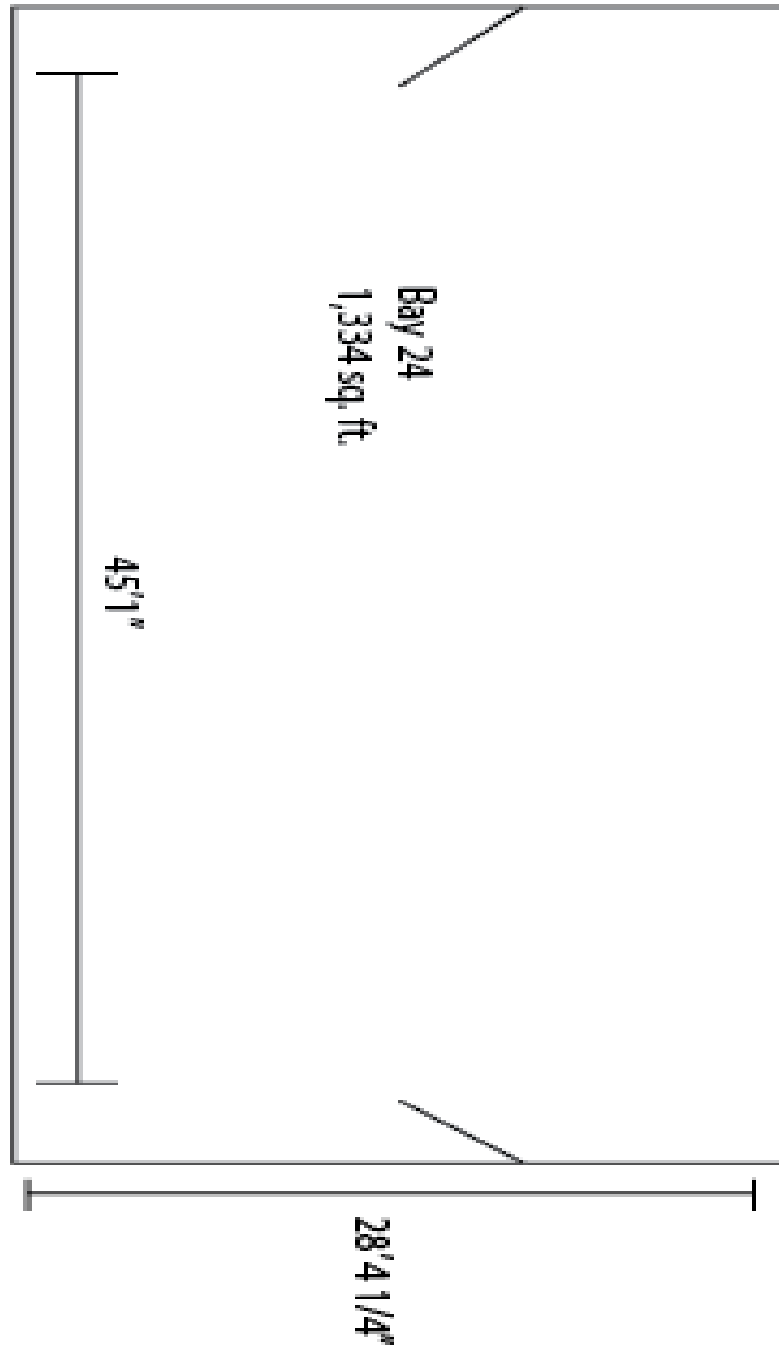
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HIGHLIGHTS

- Wide open retail space. Bring your new concept!





## HIGHLIGHTS

- Fully built out office space including barrier free washrooms.
- Formerly occupied by AHS



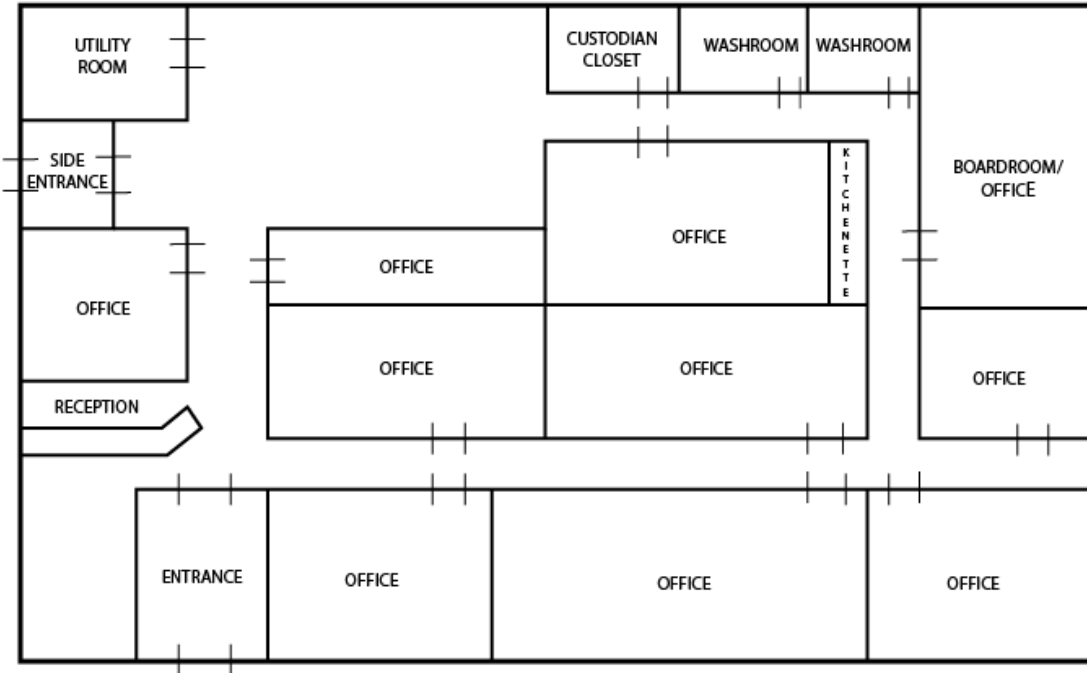
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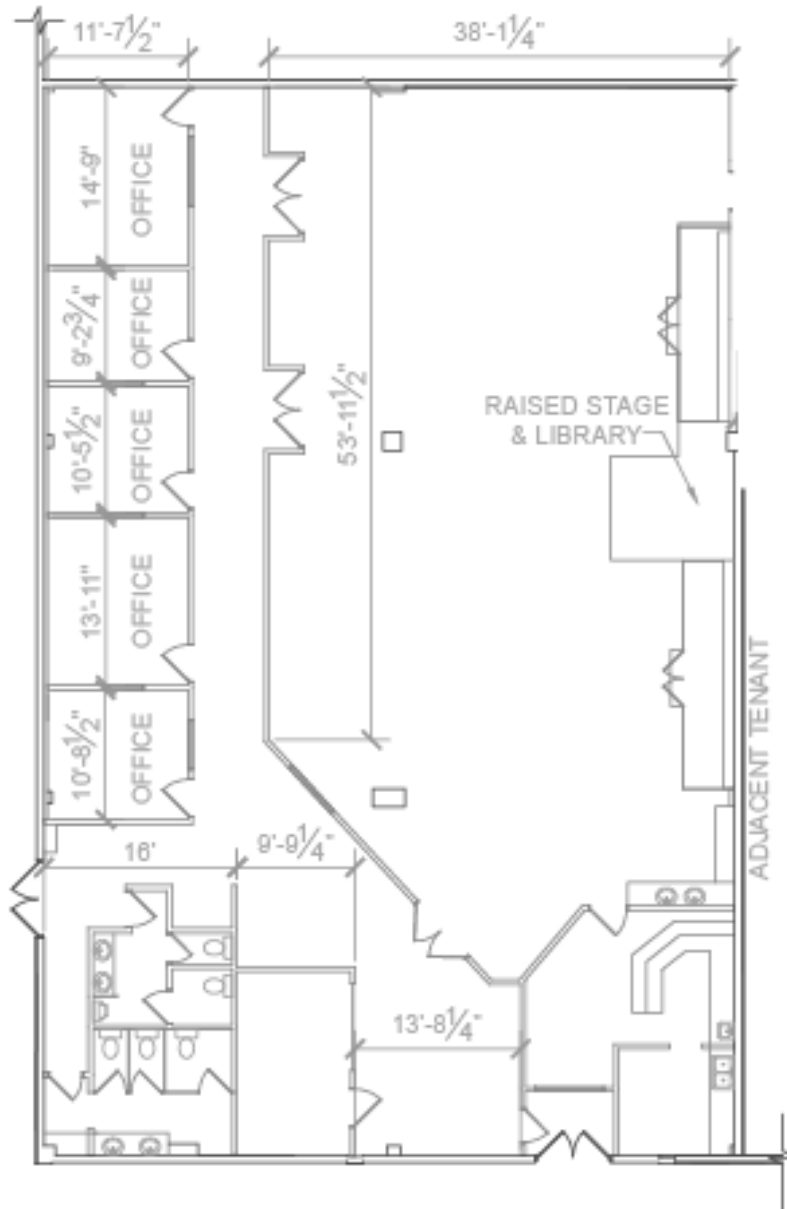
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Unit 24 & 28  
523 Woodpark Blvd SW



FLOOR PLAN



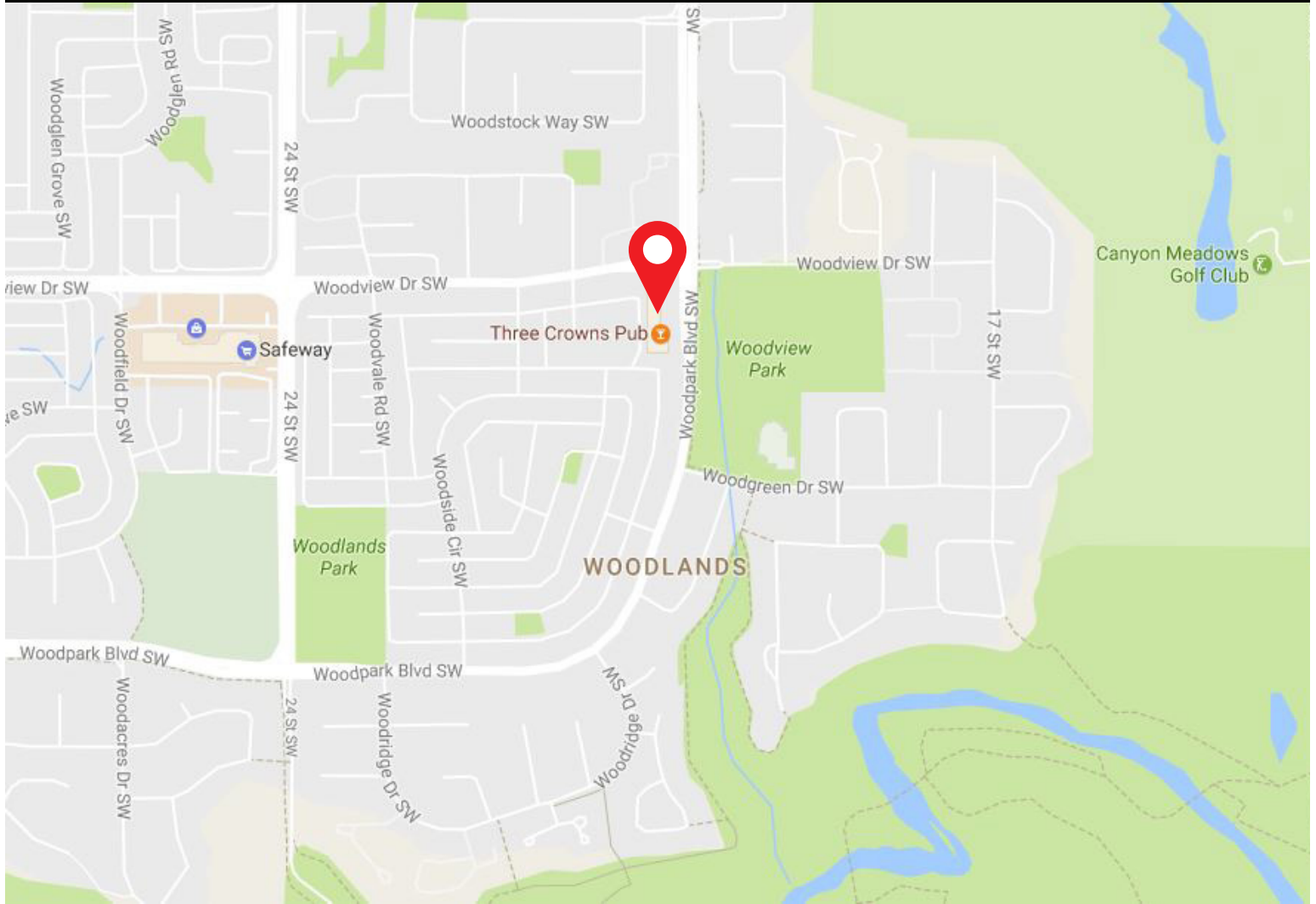
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# LOCATION

28, 523 Woodpark Boulevard SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

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