

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. **Leased!**

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:

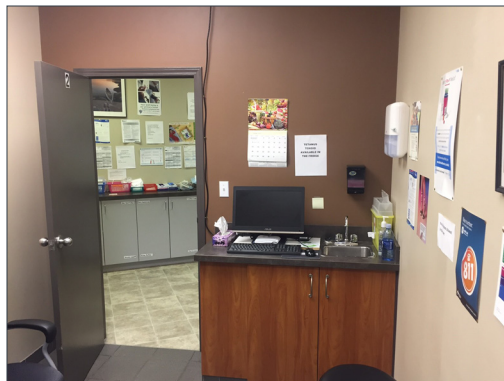
Immediate

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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HIGHLIGHTS

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



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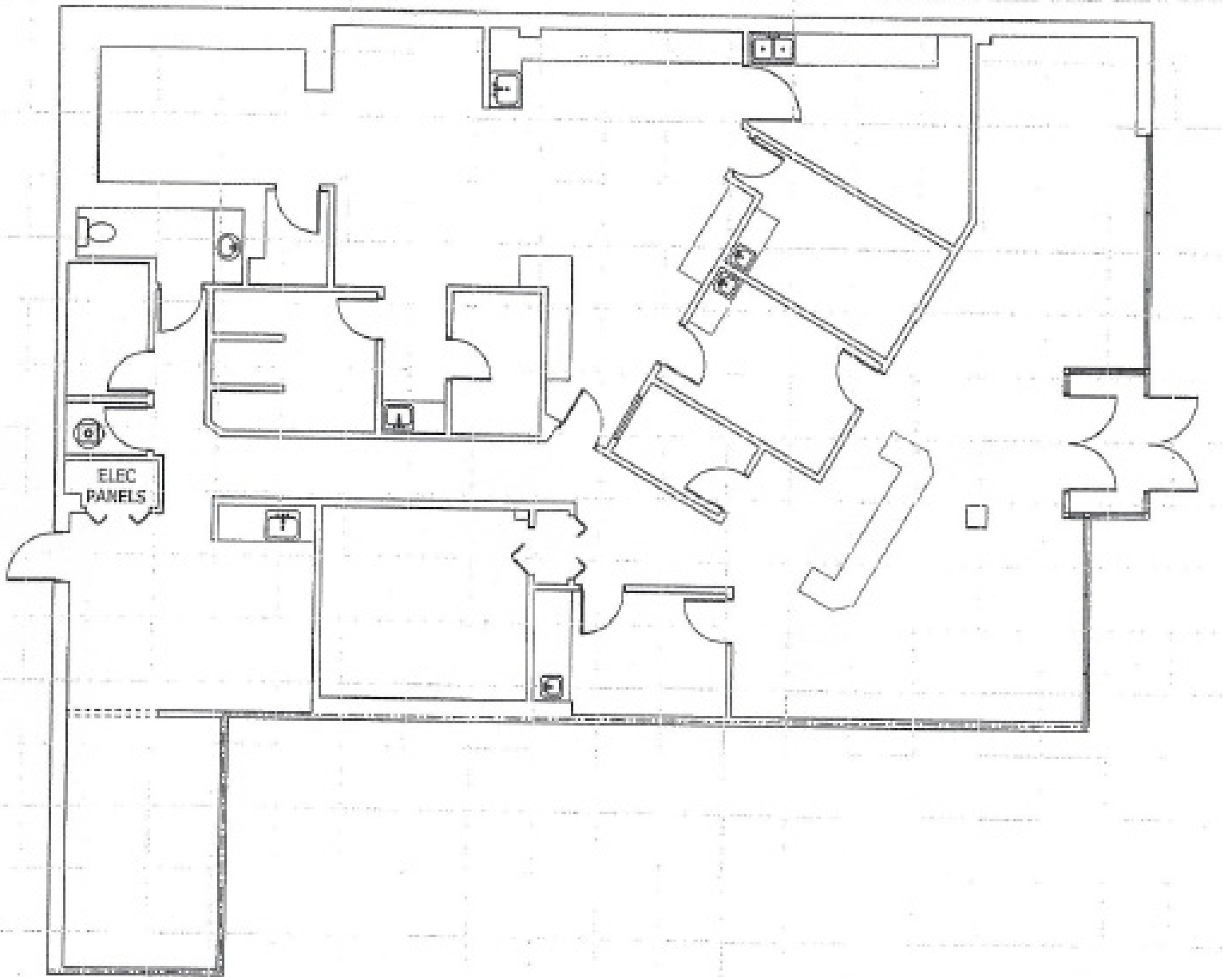
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UNIT 1 FLOOR PLAN

523 Woodpark Boulevard SW, Calgary, Alberta



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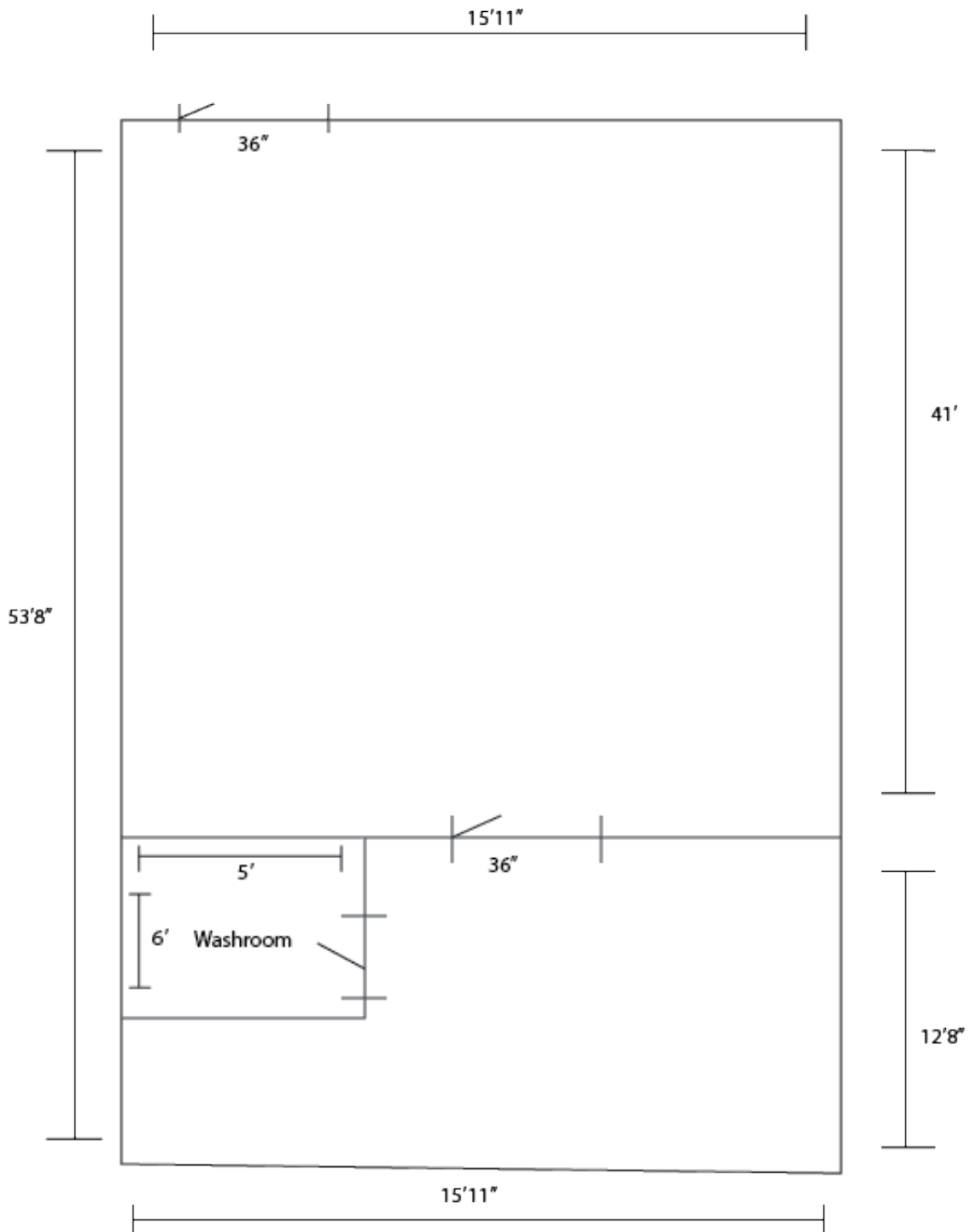
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GREAT RETAIL/SHOWROOM SPACE!



UNIT 3 FLOOR PLAN

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HIGHLIGHTS

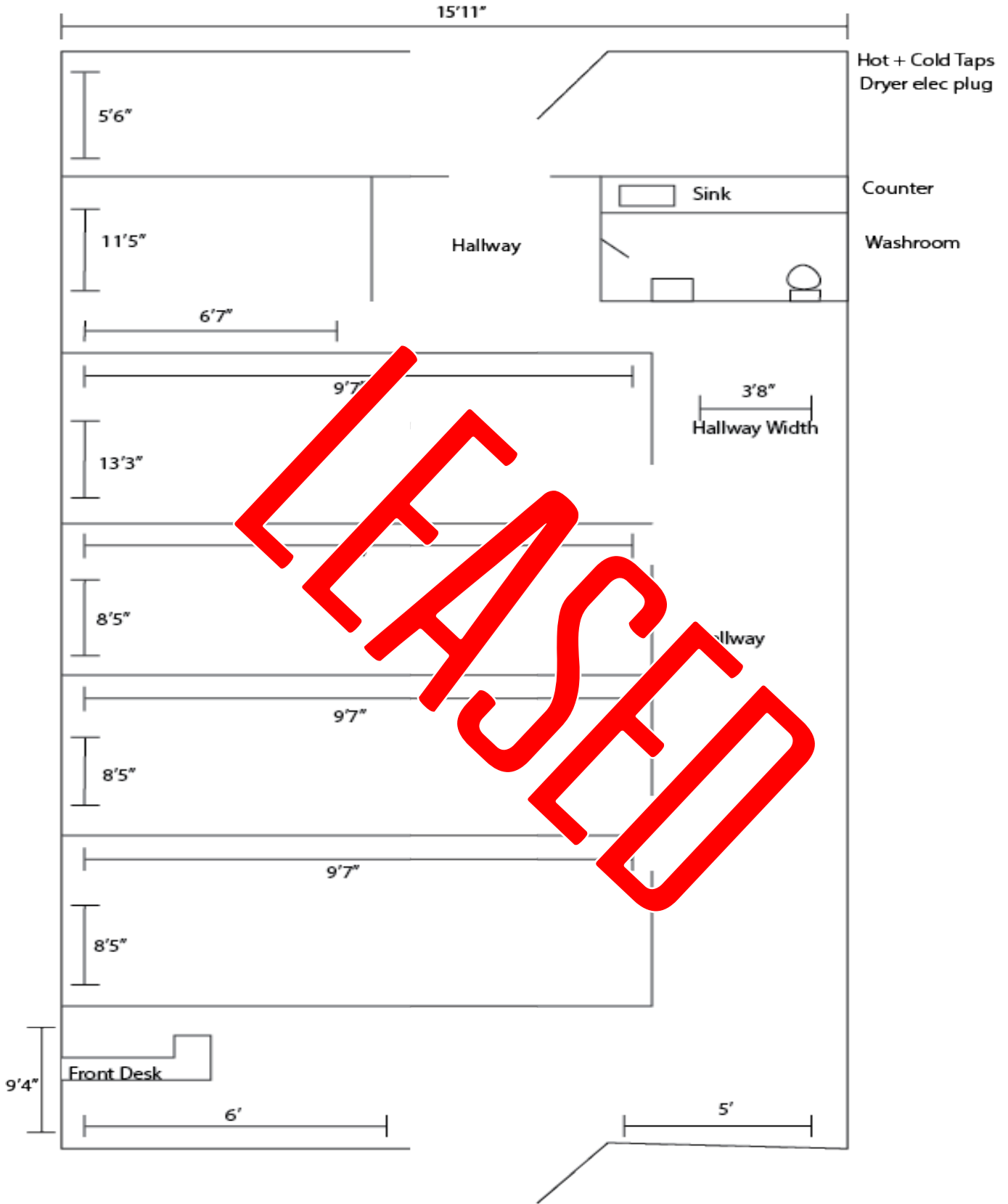
- Fully built out with reception, five offices, washroom and staffroom, laundry room



LEASED

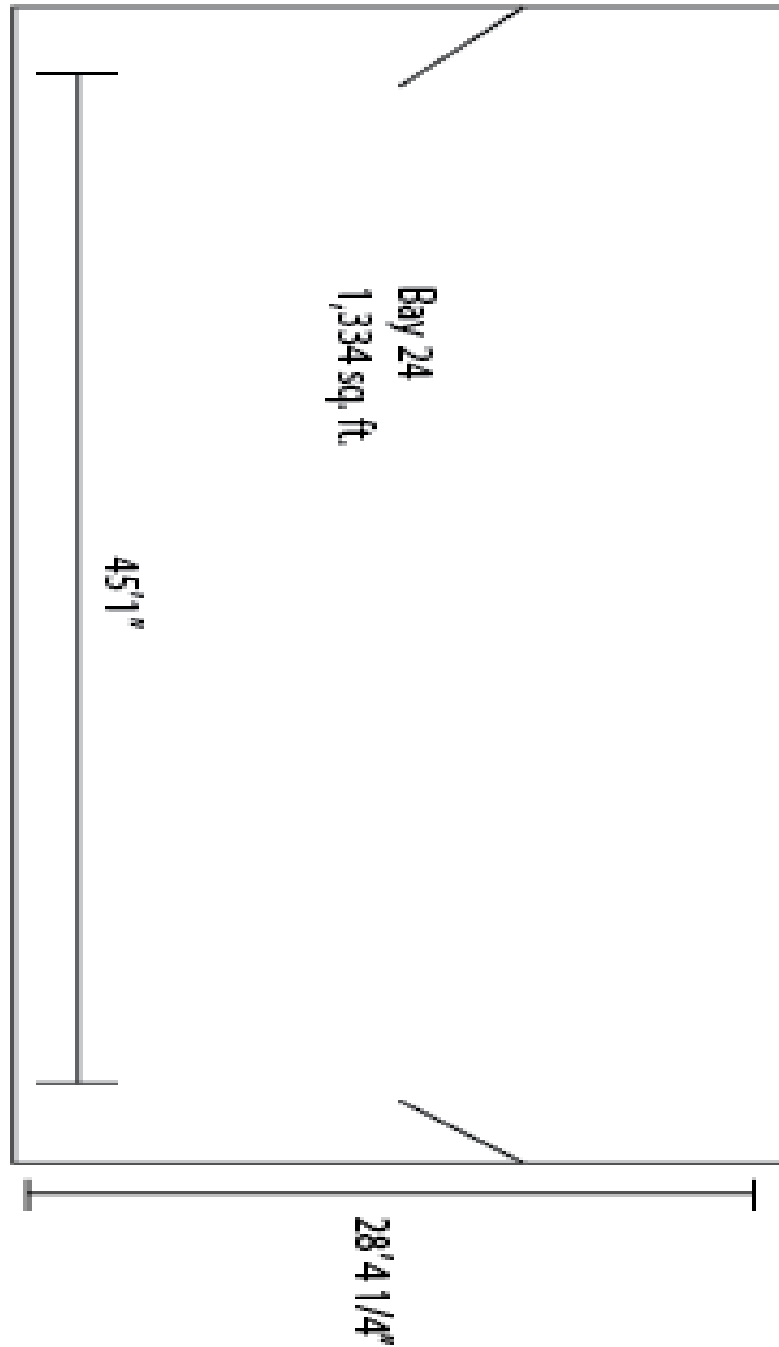
UNIT 10 FLOOR PLAN

523 Woodpark Boulevard SW, Calgary, Alberta



HIGHLIGHTS

- Wide open retail space. Bring your new concept!



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HIGHLIGHTS

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



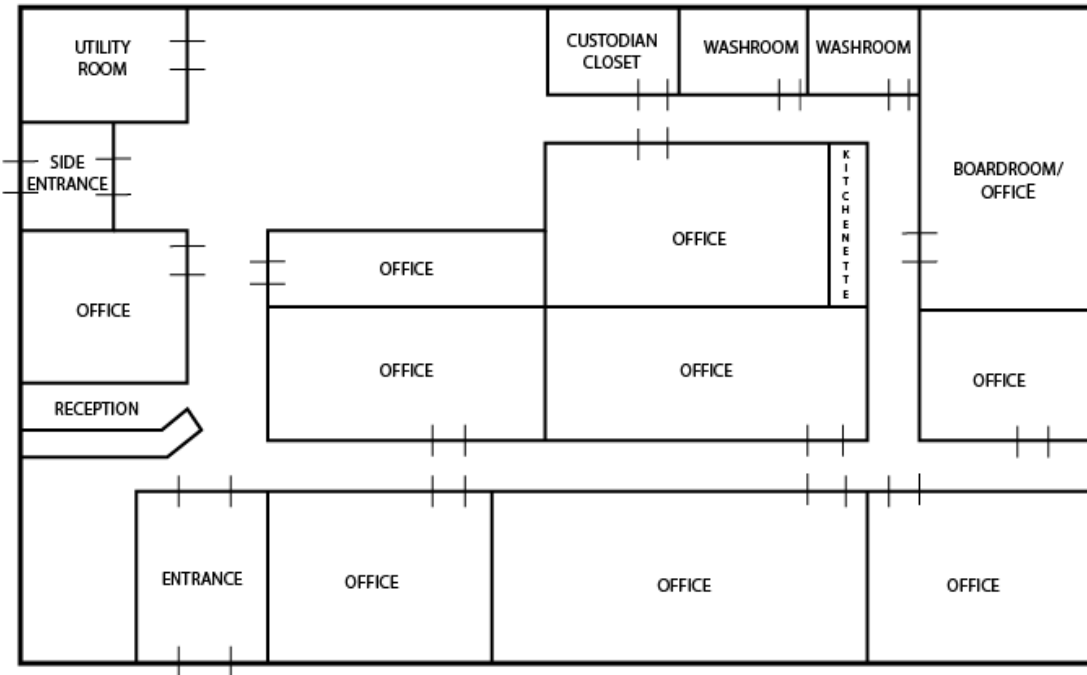
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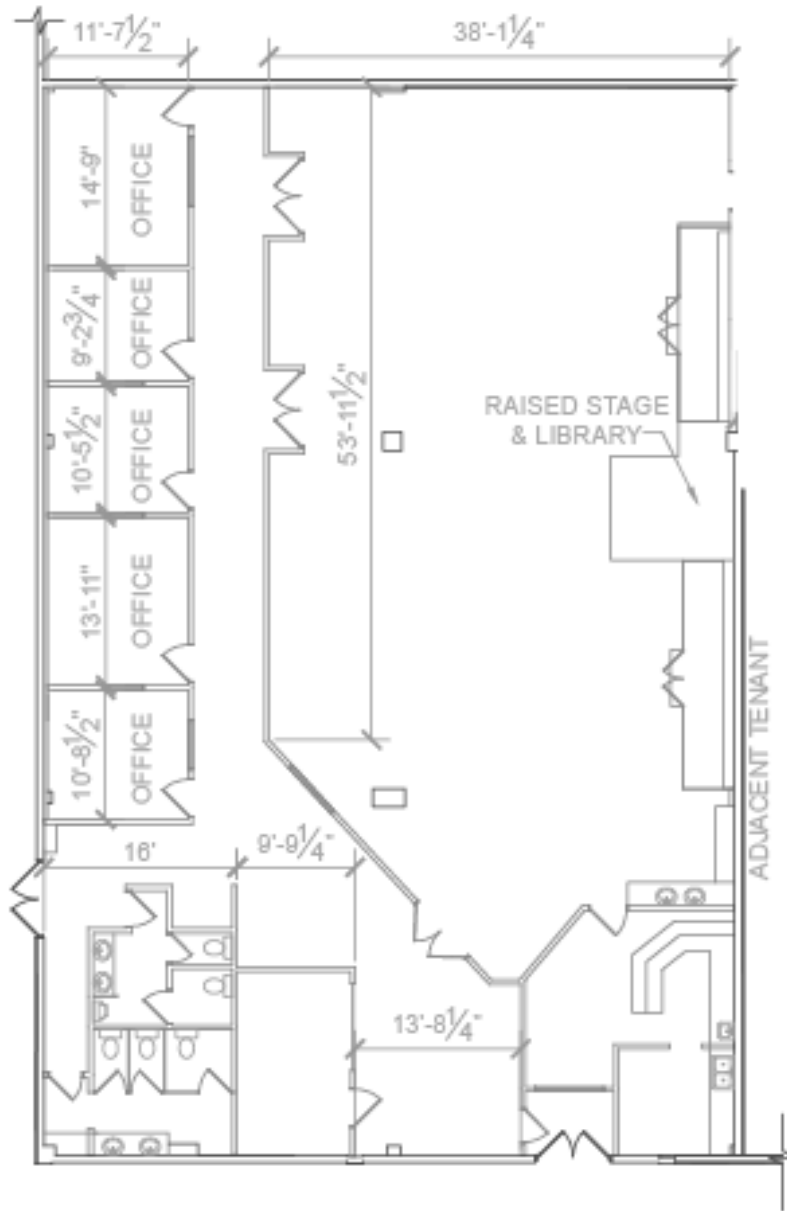
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Unit 24
523 Woodpark Blvd SW



FLOOR PLAN



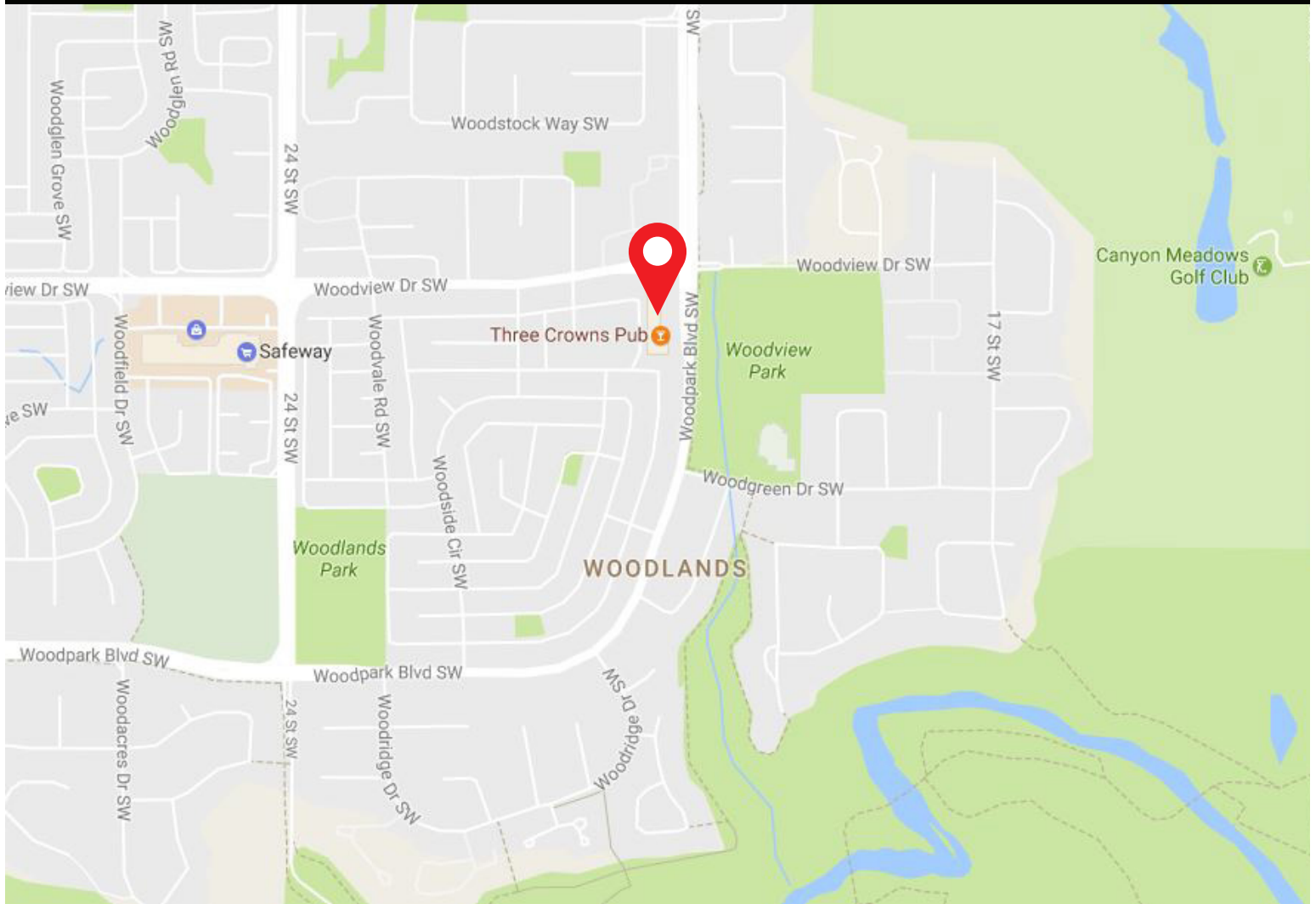
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LOCATION

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