



FEATURES

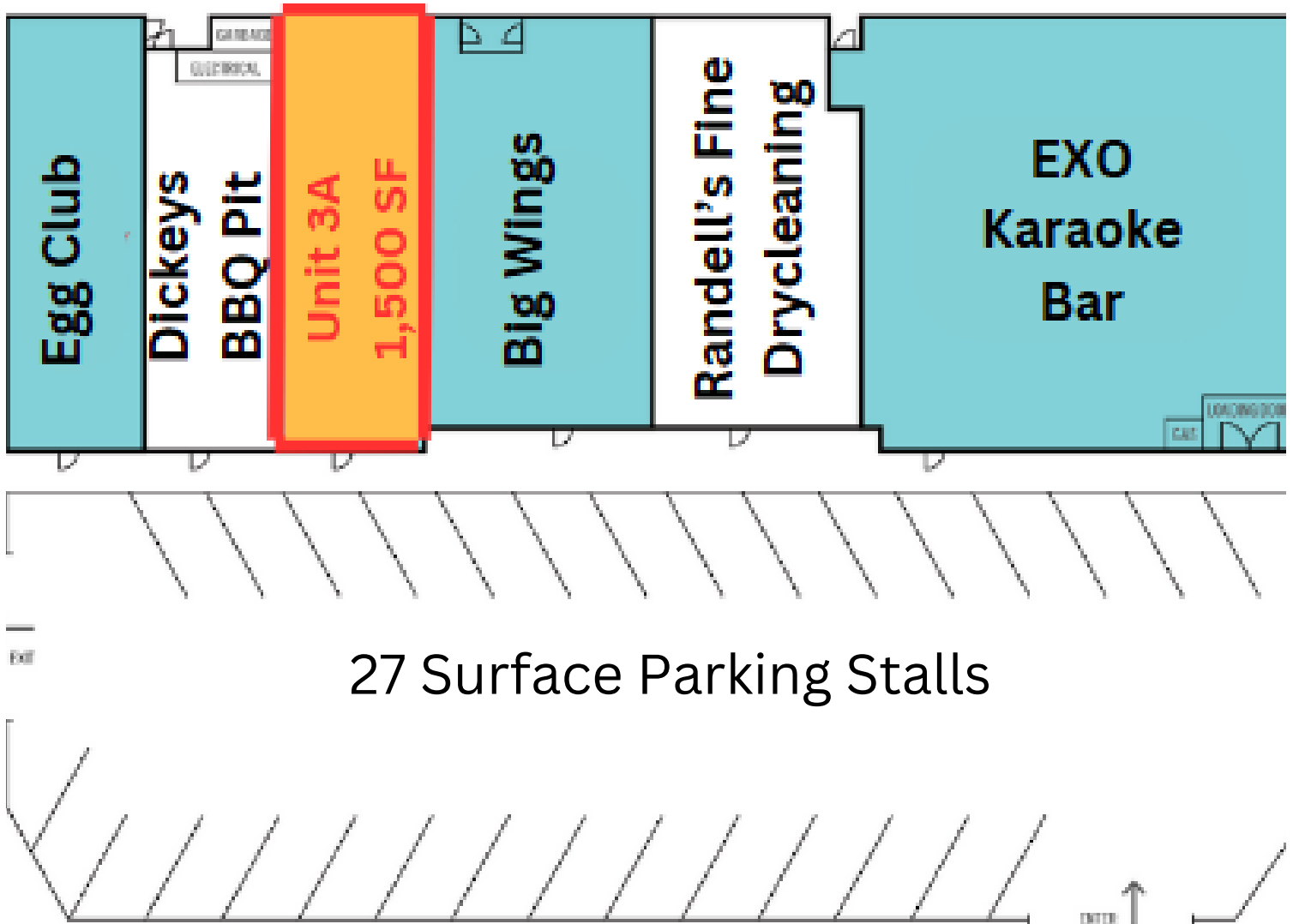
- UNIT 3A - SHELL CONDITION
- 1,500 SF
- 27 SURFACE STALLS (NON EXCLUSIVE AND FREE OF CHARGE)
- POTENTIAL USERS COULD INCLUDE: DENTAL, HAIR SALON OR BARBER, NAIL SALON OR LIKE RETAIL USERS

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Andrew Kay (Lead)
Associate
(403)354-3434
akay@scoutrealestate.ca

**PROPERTY INFORMATION:
140 - 11 AVENUE SW**

TERM: 10 YEAR
NET RENT: MARKET
OP COSTS (2024 BUDGET): \$18.00
AVAILABLE: IMMEDIATELY



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Andrew Kay (Lead)
Associate
(403)354-3434
akay@scoutrealestate.ca

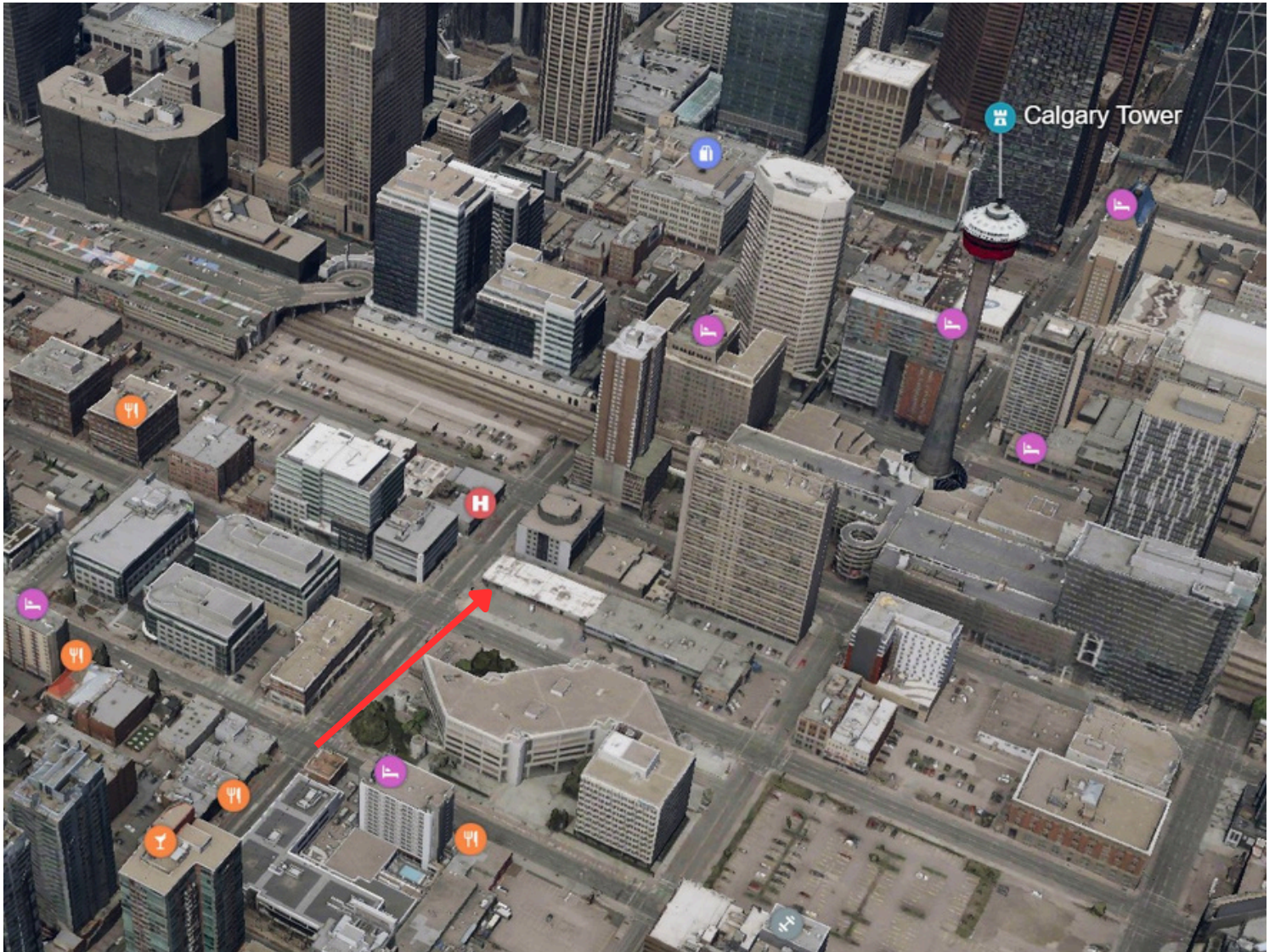
DEMOGRAPHICS:

Population 21,735 within 1 K%

Population growth to 2026 is expected to increase by 9.14%

Centrally located, with high traffic counts:

- 11th Avenue - 17,000 vehicles/day
- 11th Avenue & Centre Street - 16,000 vehicles/day



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Andrew Kay (Lead)
Associate
(403)354-3434
akay@scoutrealestate.ca

SCOUTREALESTATE.CA