

Scout

Real Estate Ltd

FOR LEASE

OFFICE / RESTAURANT / QSR
OPPORTUNITY

4,514 SF

UNIT 101
5421 11TH STREET NE
CALGARY, ALBERTA



Lori Suba
President & Broker
(403) 850-4248
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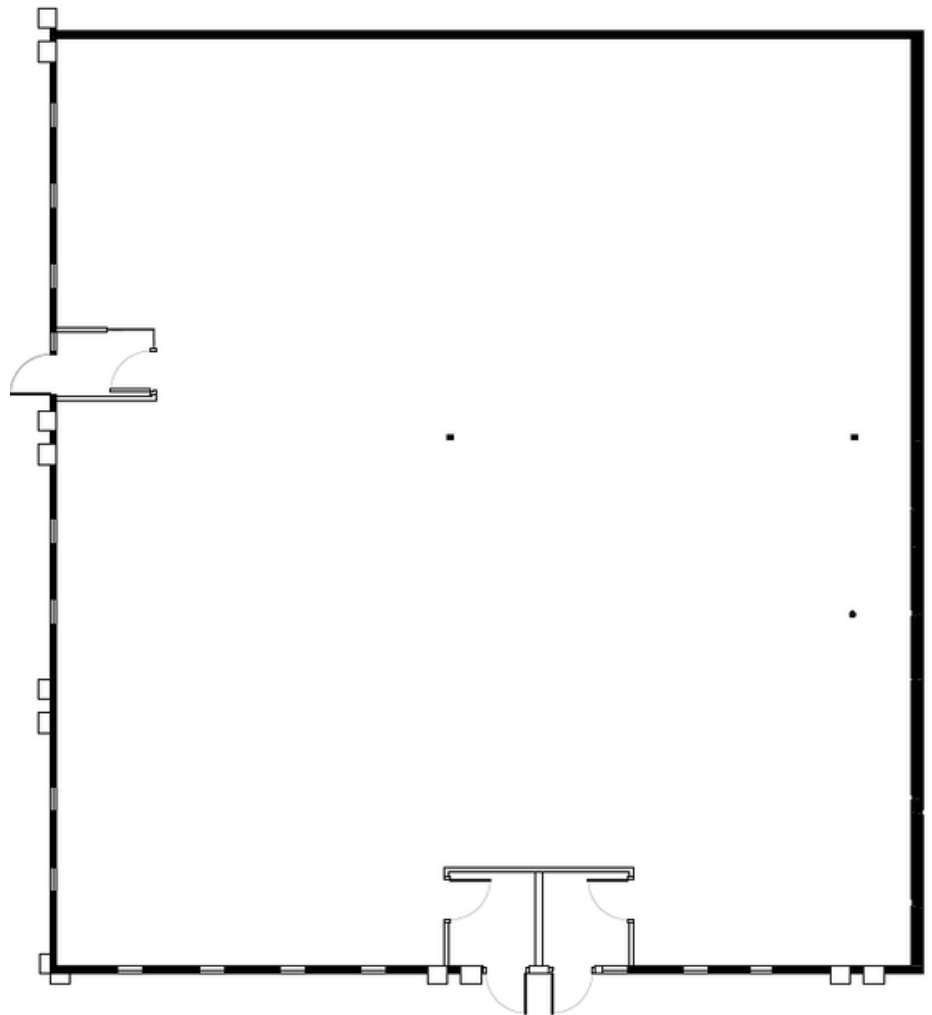
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The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, 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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

LEASE OPPORTUNITY UNIT 101

- MAIN FLOOR
- PRIVATE ENTRANCES WITH VESTIBULES
- 4,514 SF
- AVAILABLE IMMEDIATELY
- TERM: 5 YEARS
- MARKET NET RENT
- OPERATING COSTS (2020): \$6.19 PSF (INCL WATER & SEWER)
- UNDEVELOPED, LANDLORD TURNKEY PACKAGES AVAILABLE
- EXCELLENT PARKING & EXPOSURE
- ZONED I-G, PREVIOUSLY OCCUPIED BY A RESTURANT



Great exposure to high traffic 11th Street NE



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DEMOGRAPHICS

- POPULATION: 102,917 WITHIN 5 KM RADIUS
- \$117,166 AVERAGE HOUSEHOLD INCOME
- 42,600 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE: 43.8
- OVER 5,500 DAYTIME EMPLOYEES
- 17,000 VEHICLES PER DAY ON 11 STREET NE



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