

Scout

Real Estate Ltd

FOR LEASE

PRIME RESTAURANT / RETAIL
OPPORTUNITY IN
NORTHEAST CALGARY

3322 - 23 STREET NE
CALGARY, ALBERTA



SCOUT REAL ESTATE LTD.
SCOUTREALESTATE.CA

Eve Renaud
Retail Advisor & Associate
403-612-0143
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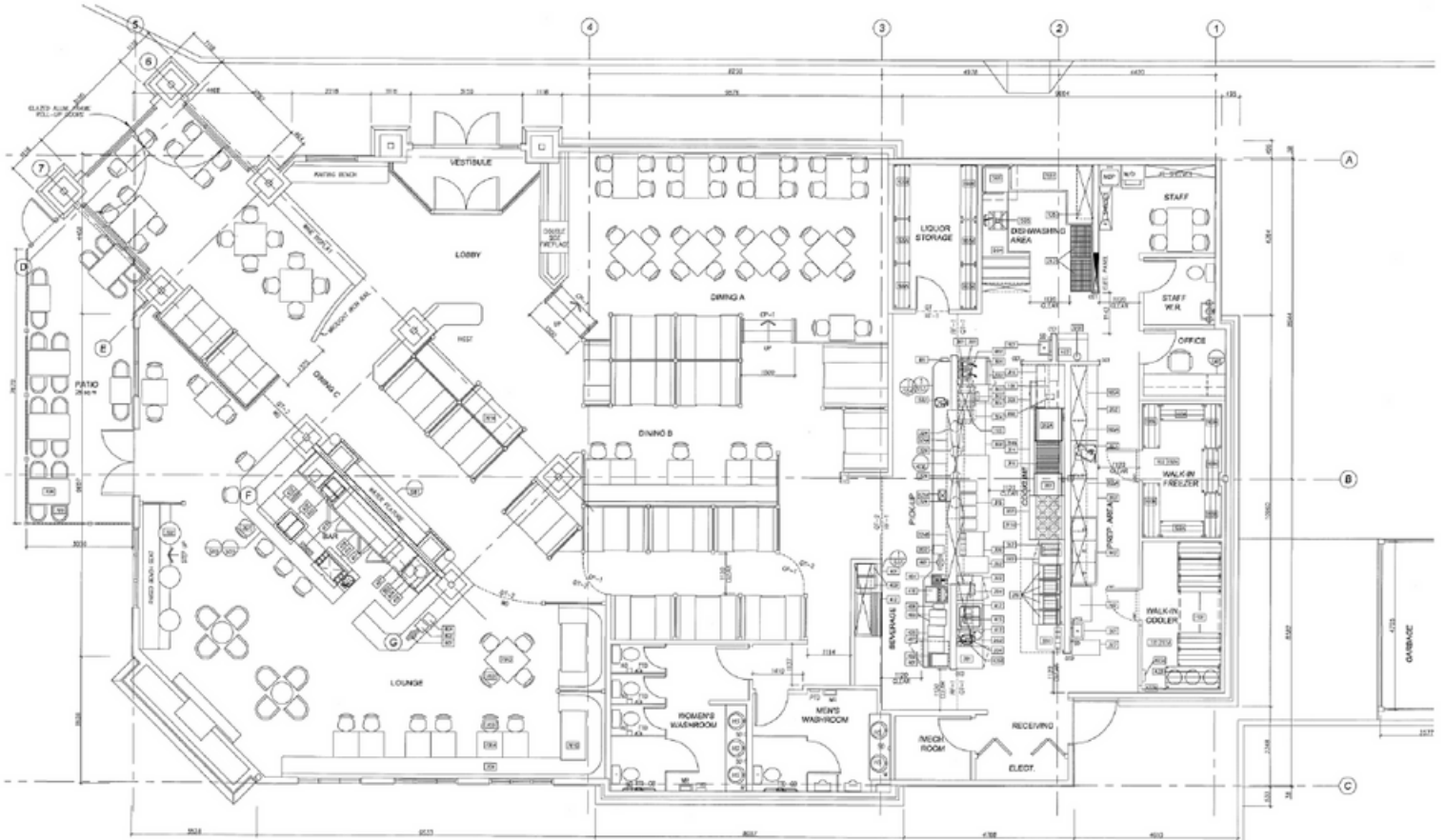
Laurae Spindler
Vice President & Associate
403-471-4871
lspindler@scoutrealestate.ca

FEATURES

- PRIME LOCATION
- FULL KITCHEN EQUIPMENT
- AMPLE PARKING
- ROLL DOWN DOORS
- PATIO
- 28,000 VEHICLES PER DAY-
32 AVENUE NE

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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

5,946 sf



PROPERTY INFORMATION

- 5,946 SQUARE FEET
- AVAILABLE IMMEDIATELY
- MINIMUM RENT: \$25 PSF
- ADDITIONAL RENT: \$400 PER MONTH (EST.)
- PROPERTY TAX: \$8.60 PSF (EST.)
- SEMI-CARE FREE LEASE
- INCENTIVES AVAILABLE

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DEMOGRAPHICS

- POPULATION: 161,079 WITHIN 10 KM RADIUS
- \$104,051 AVERAGE HOUSEHOLD INCOME
- 61,699 HOUSEHOLDS WITHIN 10 KM RADIUS
- MEDIAN AGE: 42.80
- 12,967 DAYTIME EMPLOYEES

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