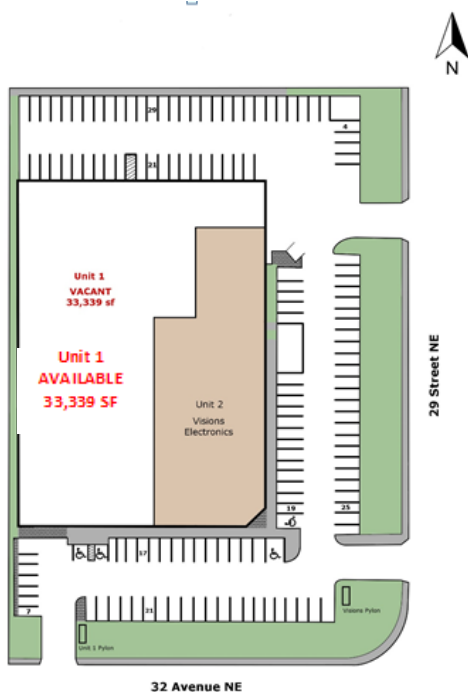




# RETAIL SPACE FOR LEASE - 2930 32<sup>nd</sup> AVE N.E. CALGARY

33,339 SQ. FT. ASHLEY FURNITURE

## ASHLEY FURNITURE 33,339 SQ. FT.



## PROPERTY DETAILS

**BUILDING AREA: 33,339 SQ. FT.**

**PARKING: 140 STALLS**

**2018 OPERATING COSTS: \$3.40**

**2018 PROPERTY TAX: \$4.15**

**RENTAL RATE: COMPENSATIVE  
MARKET RATES**



FOR MORE INFORMATION, PLEASE CONTACT:  
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# FOR LEASE - 33,339 SQ. FT. (SUBDIVIDABLE)

## HIGHLIGHTS

- DOMINANT NE COMMERCIAL & RETAIL CORRIDOR
- FREE STANDING BUILDING WITH HIGH PROFILE SIGNAGE & FREE STANDING DEDICATED PYLON
- STRONG SITE LINES FROM ALL DIRECTIONS UNOBSTRUCTED
- DOCK LEVEL LOADING FACILITY
- STRONG DAY TIME AND WEEKEND POPULATION
- ZONING C-COR 3 COMMERCIAL

## TRADE AREA DEMOGRAPHICS

- TRADE AREA OF OVER 170,000 PEOPLE (5 km)
- NUMBER OF HOUSEHOLDS: 60,000 (5 km)
- MEDIAN AGE - 36 (5 km)
- AVERAGE HOUSEHOLD INCOME IS \$90,000 (5 km)
- EXPOSURE TO OVER 23,000 VPD
- (SOURCE - TETRAD 2017 STATS)

