

EASTPOINT CENTER



**MEDICAL &
RETAIL UNITS
FOR SALE
AND LEASE**

Mike Bhullar

Principal

403-754-5698

info@paragongoc.ca





SITE STATS:

LEGAL ADDRESS: UNIT 14, PLAN: 2012087
 SITE AREA: 87,888 SQ FT (2.01 ACRES)

BUILDING AREA:
 BUILDING 01:

C.R.U.-1 (REST/DT): 2,347 FT²
 M/E ROOM: 113 FT²
 TOTAL: 2,460 FT²

BUILDING 02:
 1. C.R.U.-1 (REST/DT): 2,125 FT²
 2. C.R.U.-2 (LIQUOR): 2,050 FT²
 3. C.R.U.-3 (RETAIL): 1,025 FT²
 4. C.R.U.-4 (RETAIL): 1,100 FT²
 5. C.R.U.-5 (RETAIL): 1,020 FT²
 6. M/E ROOM: 131 FT²
 TOTALS : 7,451 FT²

BUILDING 03:
 C.R.U.-1 (MEDICAL): 1,492 FT²
 C.R.U.-2 (MEDICAL): 1,525 FT²
 C.R.U.-3 (MEDICAL): 1,500 FT²
 C.R.U.-4 (MEDICAL): 1,230 FT²
 C.R.U.-5 (OPTOMET): 1,380 FT²
 C.R.U.-6 (CARDIO): 1,230 FT²
 C.R.U.-7 (MAS/PHY): 1,350 FT²
 C.R.U.-8 (VET): 2,010 FT²
 C.R.U.-9 (DENTIST): 2,410 FT²
 C.R.U.-10 (DOCTOR): 2,437 FT²
 M/E ROOM: 155 FT²
 TOTAL: 16,719 FT²

GRAND TOTAL: 26,630 FT²

SETBACKS FOR I-C ZONING:
 1. FRONT SETBACK: 6.0M (PROVIDED)
 2. REAR SETBACK: 1.2M (PROVIDED)
 3. SIDE SETBACK: 1.2M (PROVIDED)

SITE COVERAGE: 30.3%
 F.A.R.: 0.30

PARKING COUNT:
 RESTAURANT /DRIVE-THRU 10
 MEDICAL BUILDING 60
 TOTAL PARKING: 70 STALLS (INCLUDING 6 BARRIER-FREE STALLS)

BARRIER-FREE (B.F.) CALCULATIONS:
 AS PER NBC TABLE 3.8.2.5.(2)
 2-10 STALLS - 1 B.F. STALL REQUIRED
 11-25 STALLS - 2 B.F. STALL REQUIRED
 26-50 STALLS - 3 B.F. STALL REQUIRED
 51-100 STALLS - 4 B.F. STALLS REQUIRED
 1 STALL ABOVE FOR EACH INCREMENT OF 100 STALLS

REQUIRED MOTOR VEHICLE PARKING STALLS FOR CALCULATING BARRIER FREE PARKING STALLS (121.1)

BASED ON TABLE-1.2 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS FOR CALCULATING REQUIRED BARRIER FREE PARKING STALLS

1. RESTAURANT/RETAIL (BUILDING 01)
 A) DRIVE THRU (GROUP E) 5.0 STALLS / DT
 B) RESTAURANT (GROUP C) 2.85 / 10M² / 107FT² OF PUB. SPC.
 DRIVE-THRU FOOTPRINT: 2,300 FT² 5 STALLS
 RES. E.P.(PUB SPACE) 1,600 FT² 42 STALLS
 TOTAL STALLS 47 STALLS

2. RESTAURANT/RETAIL (BUILDING 02)
 A) DRIVE THRU (GROUP-E) 5.0 STALLS / DT
 B) RESTAURANT (GROUP-C) 2.85 / 10M² / 107FT² OF PUB. SPC.
 C) RETAIL (GROUP-B) 4/ 100.0 M² / 1078FT²
 DT F.P. - 2,125 FT² 5 STALLS
 RES. F.P.(PUB SPACE) 1,200 FT² 31 STALLS
 RETAIL 5,178 FT² 19 STALLS
 TOTAL STALLS 55 STALLS

3. HEALTHCARE (BUILDING 03)
 A) 4 / 100.00 M² / 1078FT² (GROUP B)
 F.P.- 16,719 FT² 62 STALLS
 TOTAL STALLS 62 STALLS

TOTAL STALLS 164 STALLS

BARRIER-FREE STALLS 5 B.F. STALLS REQUIRED
 6 B.F. STALLS PROVIDED

BUILDING CODE REFERENCES:
 BUILDING 01 GROUP A-2 - ONE STOREY- 3.2.2.28
 BUILDING 02 GROUP A-2 - UP TO 2 STOREYS 3.2.2.25
 GROUP E - UP TO 3 STOREYS 3.2.2.66
 BUILDING 03 GROUP D - UP TO 3 STOREYS 3.2.2.60

Modern and dynamic hub with a diverse array of amenities and services.

Building 1- 2403 Sq ft for food service only , approved with drive though- 1 Unit Available

Building 2- 7453 sq ft- retail, liquor store, restaurant- 5 Units Available

Building 3- 16320 sq ft-Health care services, veterinary clinic 10 Units available



STONEY TRAIL

PEIGAN TRAIL

EASTPOINT
business park

CN RAIL LINE

52ND STREET SE

17TH AVENUE SE

Eastpoint Center provides convenient access to a variety of major roads and highways giving significant business advantage.

TRANS-CANADA HWY 4 km
DEERFOOT TRAIL 4.5 km
PEIGAN TRAIL 1.5 km
DOWNTOWN 12 km

STONEY TRAIL 3.5 km
GLENMORE TRAIL 5.5 km
17TH AVENUE SE 0.5 km
AIRPORT 18 km

EASTPOINT CENTER





EASTPOINT CENTER

Mike Bhullar

Principal

403-754-5698

info@paragongoc.ca

5291 28 Ave SE, Calgary, AB

