

FOR LEASE



10822 - 50th Street SE, Calgary, AB
1,112 sq. ft. Small Retail Bay Opportunity



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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

1,112 sq. ft.

LEASE RATE:

Base Rent: \$33.00 psf*

Additional Rent: \$24.00 psf (est. for 2026)

Total Rent: \$5,282.00 (monthly for First Year)

AVAILABLE:

Immediately

DISTRICT:

Eastlake Commons

ZONING:

Industrial Commercial (I-C)

PARKING:

Surface parking available

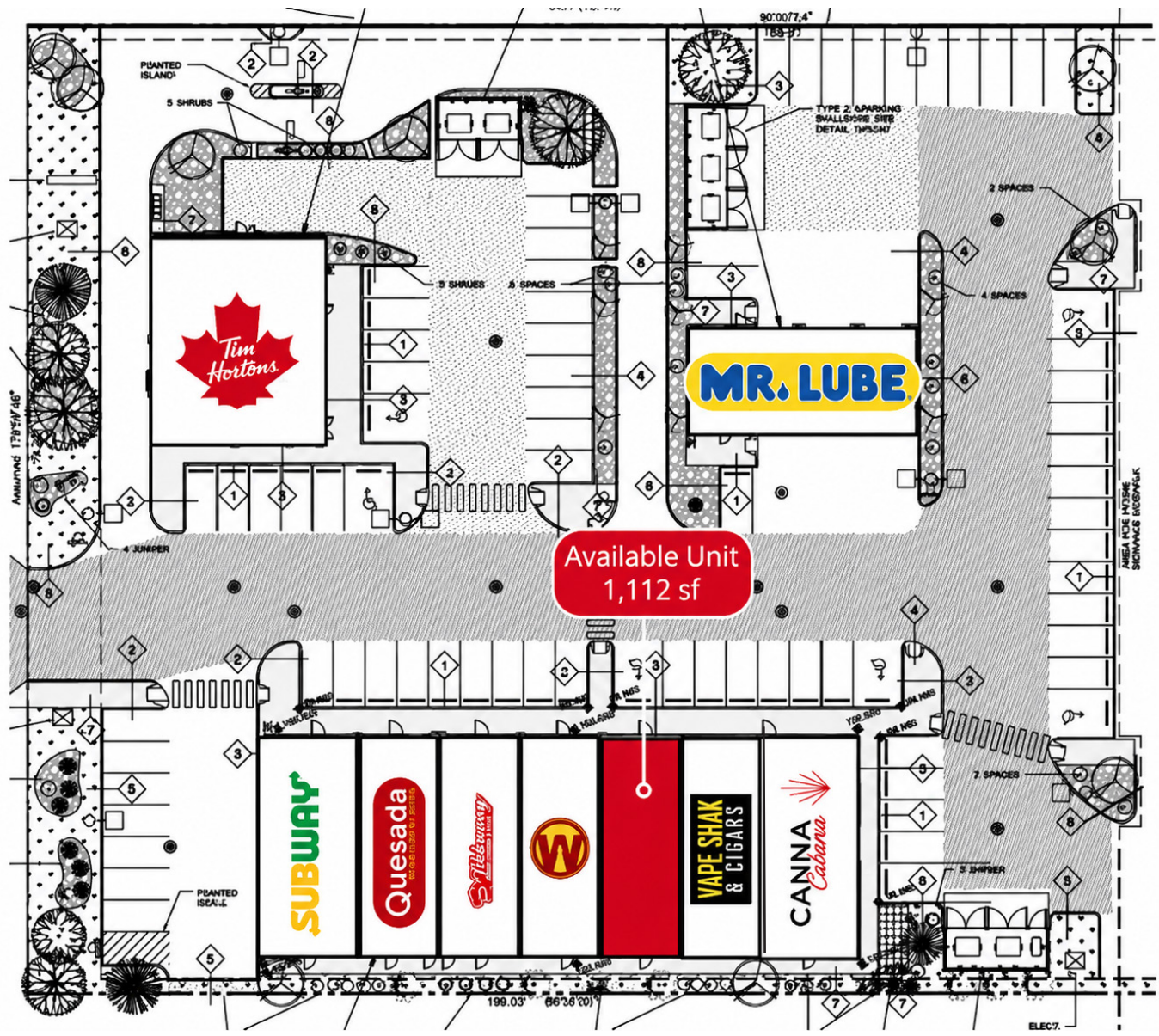
COMMENTS:

- » Established retail serving a 430-acre industrial park. Eastlake Commons is the primary retail and service destination for the surrounding business park, with a large weekday workforce and limited competing retail in the immediate area.
- » High visibility on the 52nd Avenue SE corridor. Exposure to more than 26,000 vehicles per day, supported by pylon signage on both 50th Street and 52nd Avenue SE.
- » Convenient access and transit service. Quick connections to major SE Calgary routes, with Calgary Transit service adjacent to the site.
- » Horizon by Astria Properties coming next door, Spring 2027. The adjacent 92,620 sq. ft. Horizon development will bring seven new industrial-commercial bays directly beside the centre, with a large portion expected to be occupied by recreational uses. This new daytime, evening, and weekend traffic adds to an already strong trade area anchored by 52 Street SE's 50,000 vehicles per day.

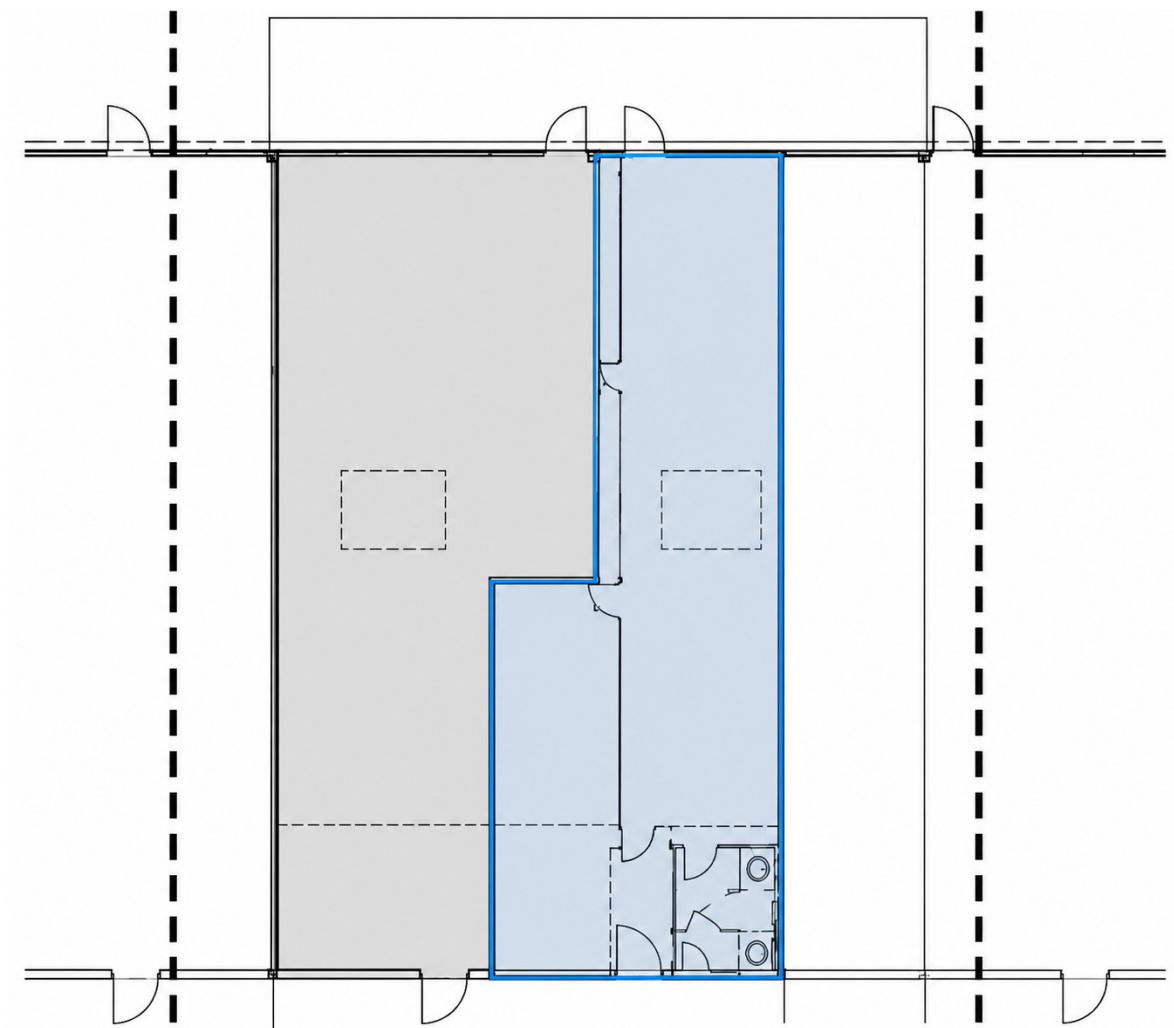
*Escalations each year



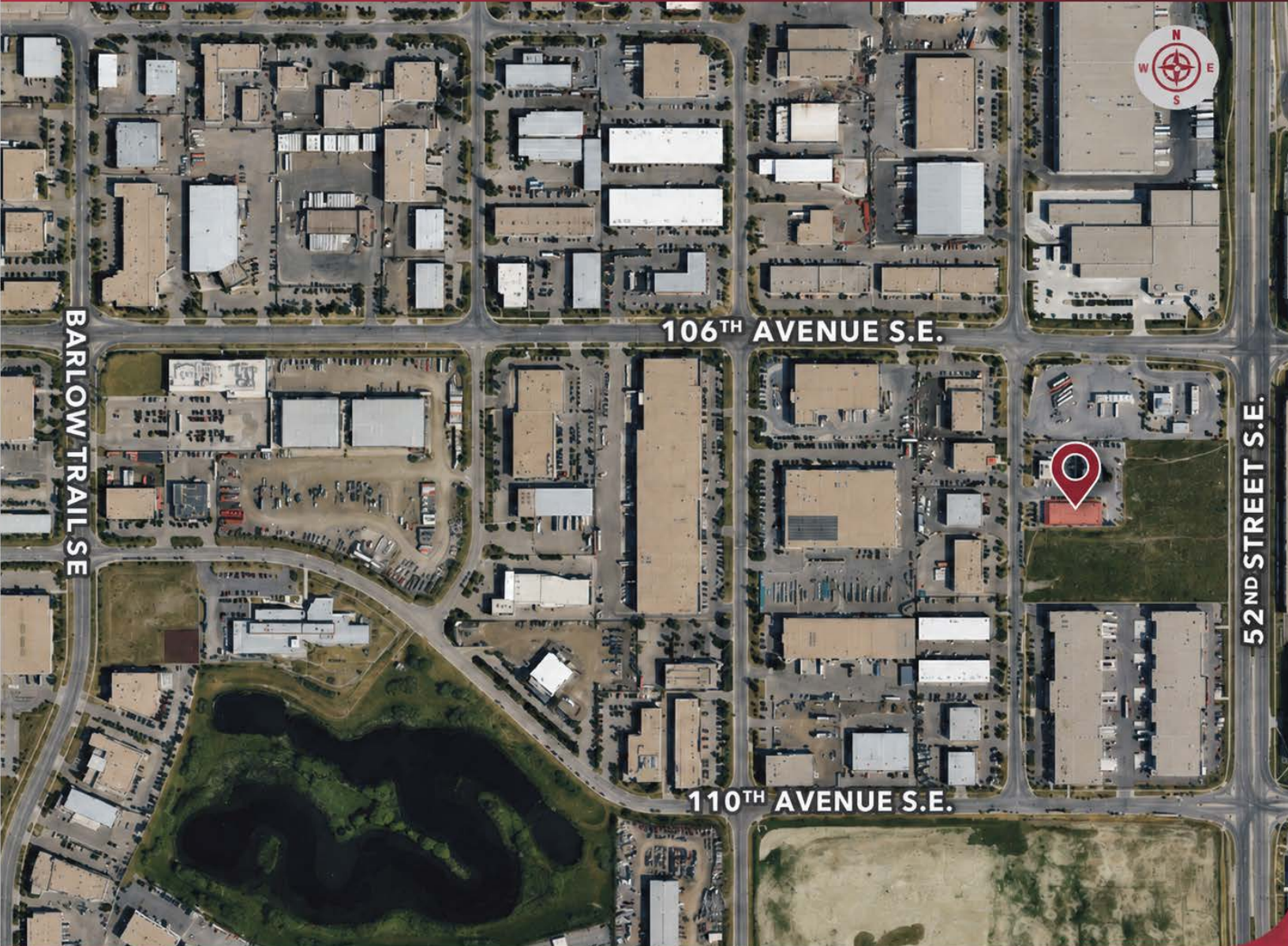
SITE PLAN



FLOOR PLAN



LOCATION



CONTACT US



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