



PHILLIPS 61 BUILDING

6101 - 6107 CENTRE ST. S



DETAILS

PHILLIPS 61

Completed in 1966, this high-visibility retail strip is located at the corner of Centre Street South and 61st Avenue, is steps away from the Chinook Station LRT and has a drive-by traffic count of over 15,000 vehicles a day.

Throughout the summer and fall of 2021, Phillips 61 underwent an extensive exterior upgrade. It now has a new modernized façade, inclusive of PBA's signature corten steel which adds a beautiful texture and rich color. Further to this, the building now has new windows and doors, new exterior (LED) lighting, and new staircases at the rear of the building. The highlight of the building though is the masterfully designed mural on the north face of the building.

UNIT 3

A rare turnkey food-use space in one of the city's most trafficked retail corridors, built out and ready for your concept.

Positioned at the high-visibility corner of Centre Street S & 61 Ave, this 2,880 sq ft space offers excellent exposure to over 15,000 vehicles passing daily, along with strong, consistent pedestrian traffic from nearby Chinook LRT Station. It's a location that puts your brand in front of both drive-by and transit-oriented customers every day.

Previously operated as a restaurant, grocery store, and dark kitchen, the premises come equipped with grease interceptors, a commercial kitchen hood with fire suppression system for industrial ovens, dedicated HVAC, and warehouse-grade heating and exhaust systems, infrastructure that typically takes the most time and money to install.

This makes the space ideal for a restaurant, café, QSR, grocery, bakery, commissary kitchen, or other food-related concept looking to skip the build out headaches and open faster. With major infrastructure already installed and unbeatable transit-linked exposure, this is a move-in-ready opportunity for the right food concept.



YEAR BUILT
1966



TOTAL BUILDING
SQ FT
11,530



OPERATING COSTS
INC. PTAX
\$10.10



ZONING
D-C



CEILING
HEIGHT
13 FT



PARKING
COMPLIMENTARY
SURFACE



LAYOUT
N/A



UNIT AREA
2,880 SQFT



LOADING
DOCK

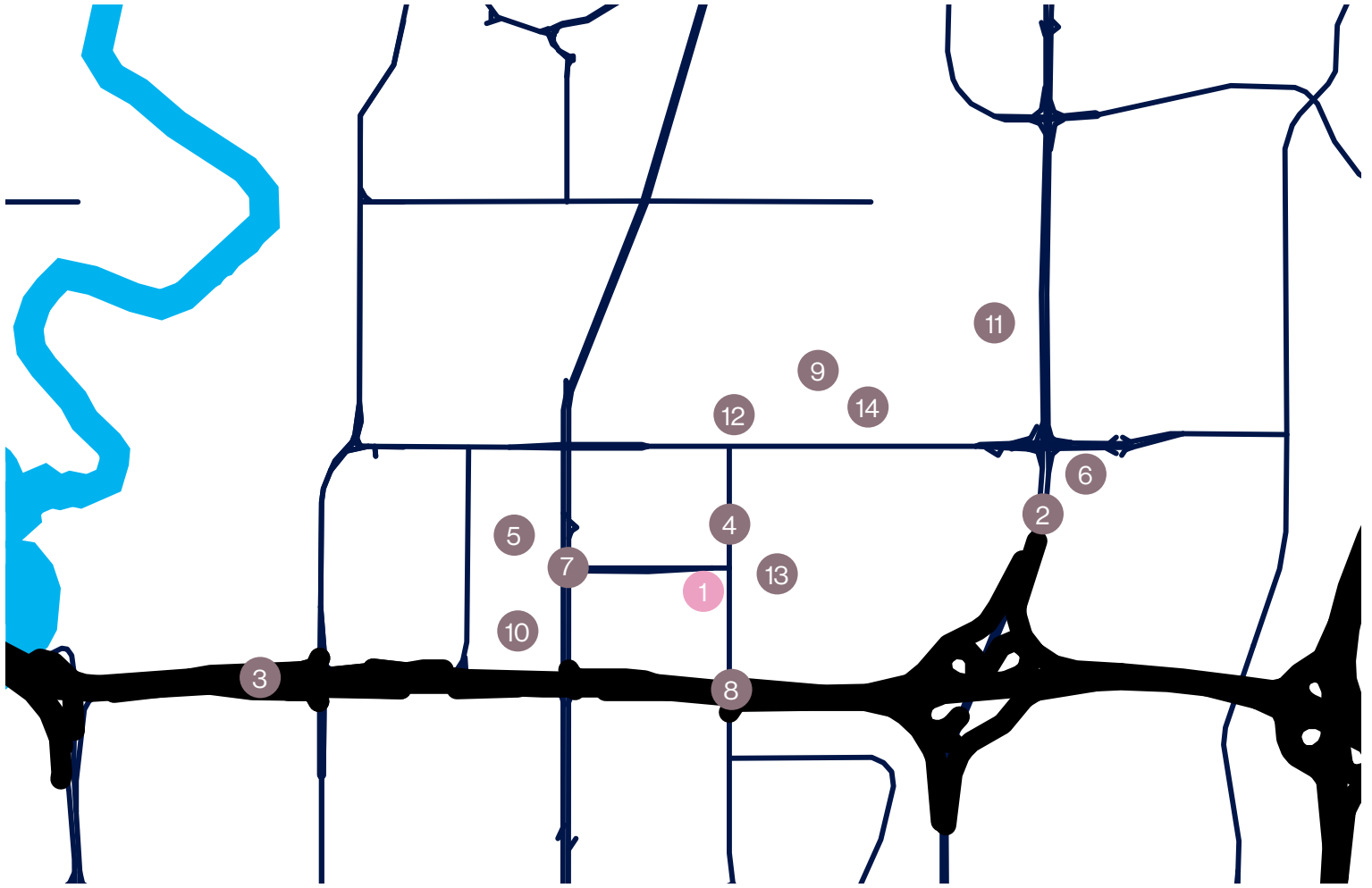


HEATERS
YES



LEASE
IMMEDIATELY

LOCATION AND LEGEND



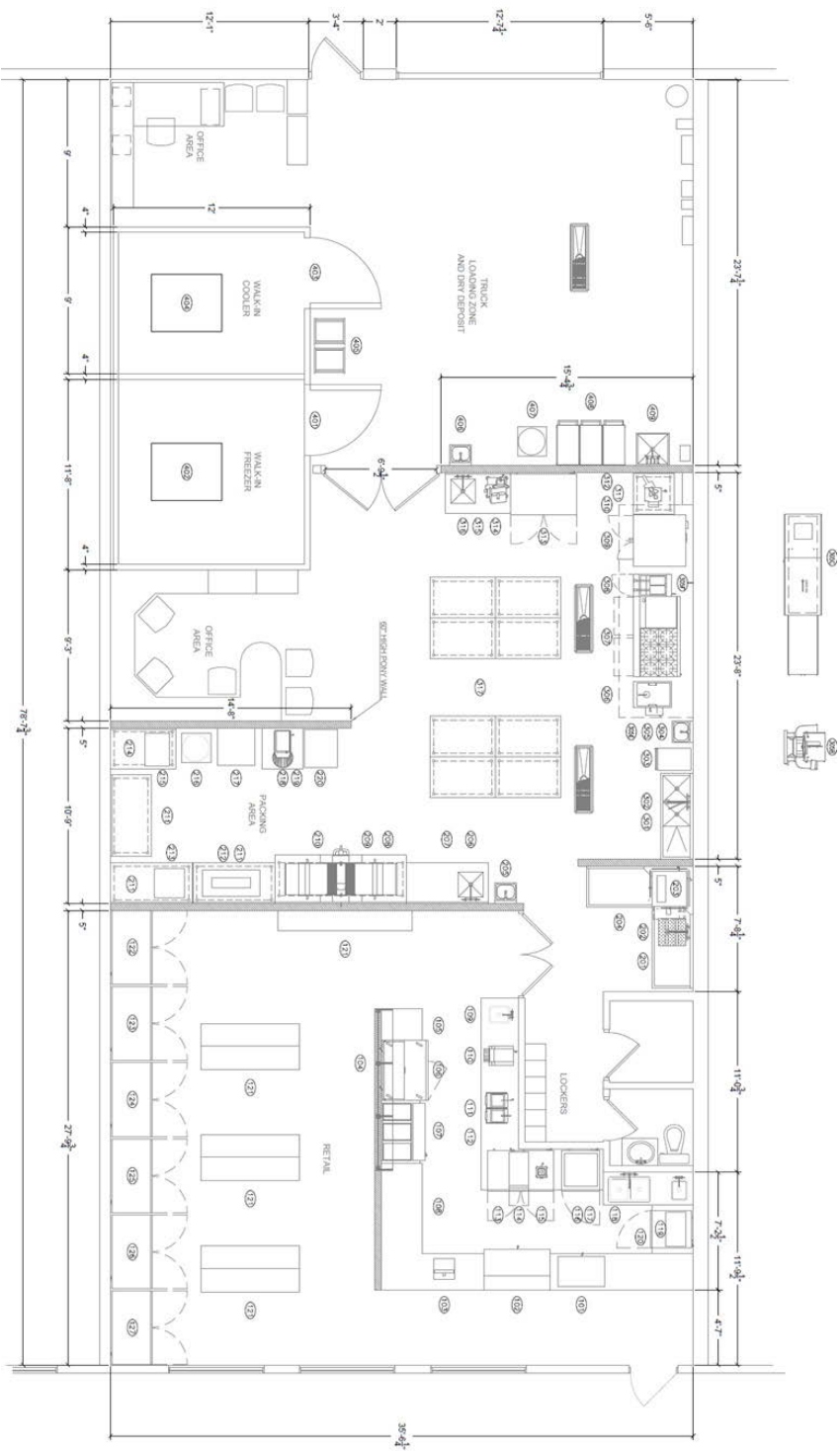
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|--------------------------------------|-------------------------------------|
| 1. Phillips 61 Building | 8. 2-min, drive from Glenmore Trail |
| 2. Blackfoot Trail | 9. Bow River Brewing |
| 3. Glenmore Trail | 10. Joeys |
| 4. Centre St. | 11. Calgary Italian Bakery |
| 5. CF Chinook Centre & Chinook LRT | 12. Reds Diner |
| 6. Hotel Blackfoot | 13. Phillips Park |
| 7. 5-minute drive from MacLeod Trail | 14. Tim Horton's |

PHOTOS

UNIT 3



FLOOR PLAN



ex-business use floor plan



PROPERTY PHOTOS



CONTACT US

Leasing Director

Theodor Arbuzov

tarbuzov@thepbagroup.com
o. 403-777-2739
m. 587-973-3616

Leasing Coordinator

Miguel Cortines

mcortines@thepbagroup.com
o. 403-777-2731

