



# TRISTONE

COMMERCIAL REAL ESTATE

**8, 4624 Varsity Drive NW  
Calgary, Alberta**

# 8, 4624 VARSITY DRIVE NW

## CALGARY, ALBERTA

### 8, 4624 VARSITY DRIVE NW

Retail Buildings: Standard Methods of Measurement ANSI/BOMA Z65.5 – 2020 - Calgary, AB

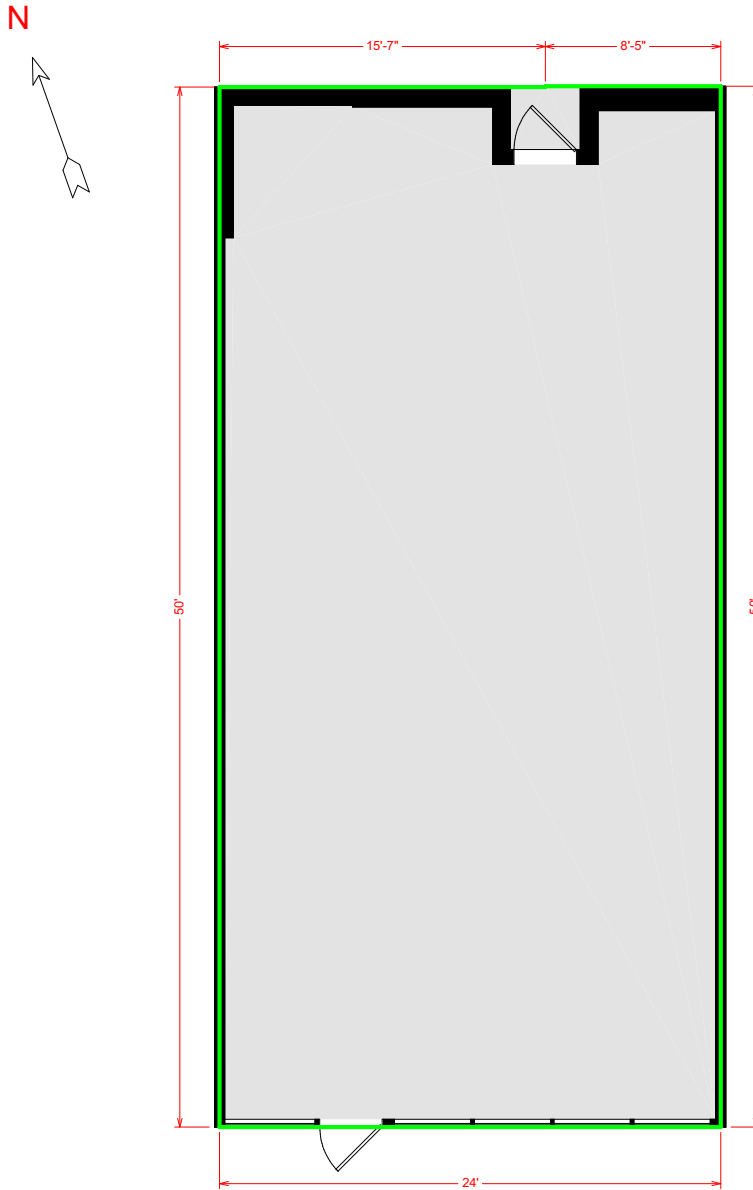
#### AREA SUMMARY

**GROSS LEASABLE AREA - 1203 Sq.Ft. / 111.76 m<sup>2</sup>**

DATE COMPLETED: JUNE 16, 2023

PROPERTY TYPE: RETAIL

CUSTOMER: ANDREW DIXON // TRISTONE COMMERCIAL REAL ESTATE



GROSS LEASABLE AREA OF UNIT  
COMPLETED ONLY - AS REQUESTED.  
SHARED RATIO / GROSS UP FACTOR OF  
BUILDING COMMON AREAS NOT  
AVAILABLE WITHOUT ACCESS TO ALL  
SUITES AND AREAS OF ENTIRE COMPLEX

# ROOM AREA SUMMARY

Dominant Ceiling Height - 9'10"

Sales Floor - 23'11" x 23'6"

Customer Kitchen - 13'10" x 11'8"

Back Room - 23'6" x 21'7"

(2) pc Bathroom - 6'2" x 5'6"

\*gross leaseable area of unit complete only - As Requested.

Adjoining wall thickness is assumed accurate based on standard build practice. Shared ratio / Gross up factor of building common areas, not available without access to all suites and areas of entire complex.

## GROSS LEASABLE AREA - 1203 SQ.FT./111.76M2

### Exterior Total Summary



## BUILDING AMMENITIES

- Quick Access to Crowchild Trail
- Flexible on Space Use
- High Traffic Commercial Location
- Great Neighbouring Tenants



**AVAILABILITY:**  
2023

**OP COST & TAXES:**  
\$21/sq.ft

**LEASE RATE:**  
MARKET RATE



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