

FOR SALE

PRICED REDUCED

UNIVERSITY CITY RETAIL

BUILDING 4- 3802 BRENTWOOD RD NW

CALGARY, AB



CBRE

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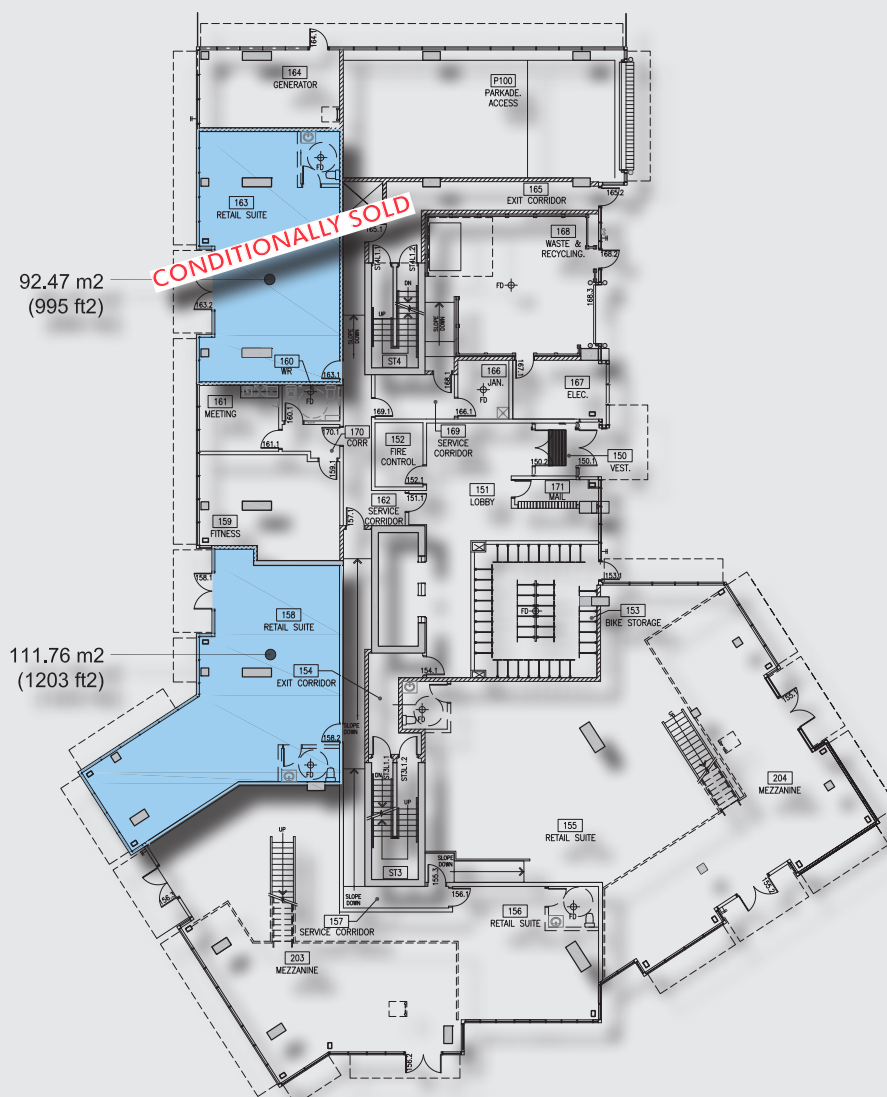
BLAKISTON PARK REDEVELOPMENT

- Blakiston Park is an important public space around Brentwood Station and a link between shopping, transit and residential areas.
- Being a transition area between an evolving higher-density, mixed-use transit-oriented development and an existing low-density residential community the redeveloped park will connect these areas through a comprehensive accessible pathway network that is safe and inviting.
- The proposed design for the redevelopment of Blakiston Park offers spaces for diverse activities to take place through thoughtful design that offers users space for both active and passive uses.
- Blakiston Park is located directly behind the proposed listing, Building 4, 3802 Brentwood RD NW

<http://www.calgary.ca/CSPS/Parks/Pages/Construction/Blakiston-Park.aspx>

SITE PLAN

BLAKISTON
PARK



BUILDING 4
3802 BRENTWOOD RD NW
Calgary, AB

SITE FEATURES

AVAILABLE SPACE: Unit 163 - **Conditionally Sold**
Unit 158 - 1,203 Sq.ft

SALE PRICE: **\$500** per Sq. ft.

ZONING: DC

SIGNAGE: Fascia

MONTHLY Unit 163- \$500.14

CONDO FEES: Unit 158 -\$604.38



SITE HIGHLIGHTS/ DEMOGRAPHICS

- Easy access from Crowchild trail and close to Brentwood LRT station
- The CRUs are located on the street level of "Bldg 4" (Green) in the 5 Building University City project which has 727 Residential Units housing over 1,000 residents within a 100 meter range
- Average household income within a 0-3km radius is \$115,247.00 and the average household income between a 0-5km radius is \$127,809.00
- Average age of population within a 0-5km radius is 38

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