

FOR LEASE

**LAST UNIT
REMAINING**

**347 Heritage Dr SE
Calgary, AB
Acadia Shopping Centre**

**Heritage Drive &
Fairmount Drive SE**

**1,148±
SQUARE FEET**

Lauren Giang
CRE ASSOCIATE
lauren.giang@century21.ca
403.667.6553

CENTURY 21.
Bravo Realty
3009 - 23rd St NE
Calgary, AB T2E 7A4
Office: 403.250.2882

347 Heritage Drive SE, Calgary, AB



LAUREN GIANG
 REAL ESTATE ASSOCIATE
 403.667.6553
 LAUREN.GIANG@CENTURY21.CA

FEATURES

Available	Immediately
Unit 347	1,148sf ±
Base Rent	Market
Operating Costs	\$14.85
Term	Negotiable
Zoning	DC 113Z96
Estimated Year Built	1964
Signage	Facade + Pylon
Level	Main Floor
347 Frontage	Approx. 16'
Bay Depth	52'
Clear (Gypsum)	8' - 4"
Parking	270 ± shared
Fairmount Drive	23,000 vehicles per day
Heritage Drive	11,000 vehicles per day
Bus Routes	129, 306, 880, 10
Population 2km / 5km	28,761 / 132,535

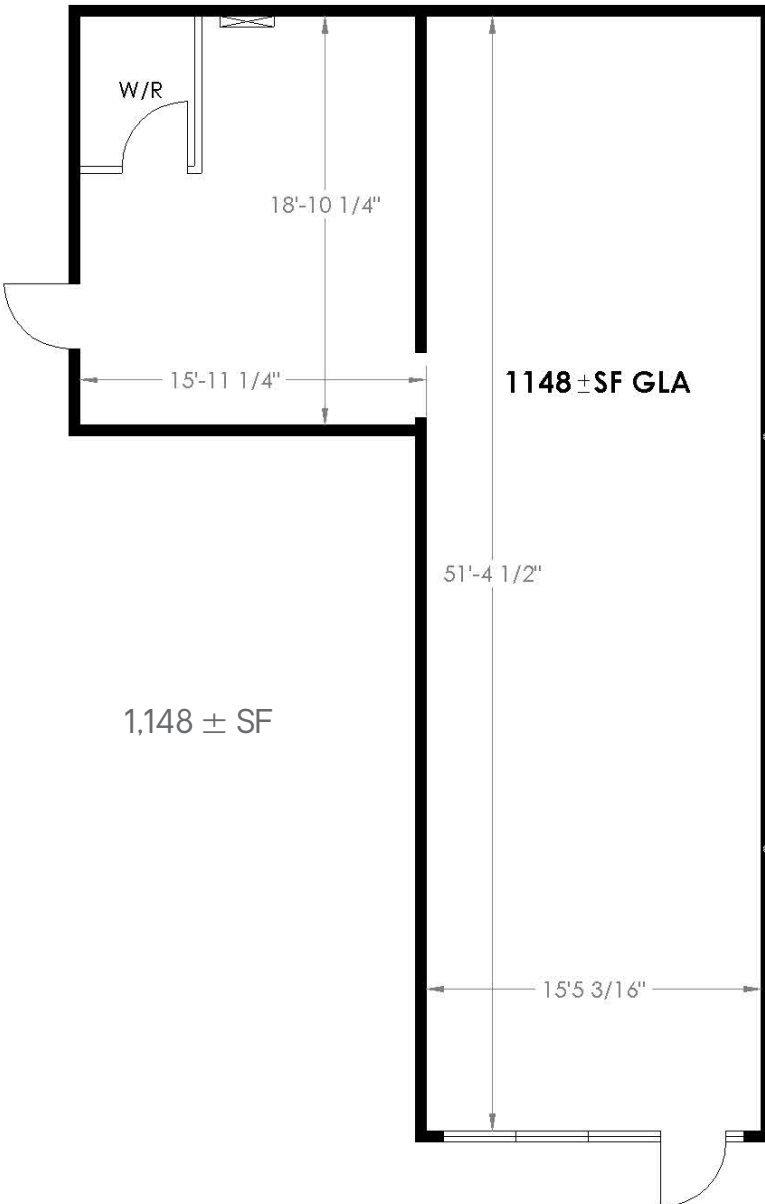
HIGHLIGHTS

Retail space available in Acadia Shopping Centre featuring unit with raised facade for large signage. Anchored by Shoppers Drug Mart, Subway, Polcan and Popeye's. The centre is located on the corner of Heritage Drive (23,000 vehicles per day) and Fairmount Drive (11,000 vehicles per day). Steps away from junior high and elementary schools, and less than 1km away from Lord Beaverbrook Highschool. Existing tenants have long history of success and well established within the community and surrounding areas.

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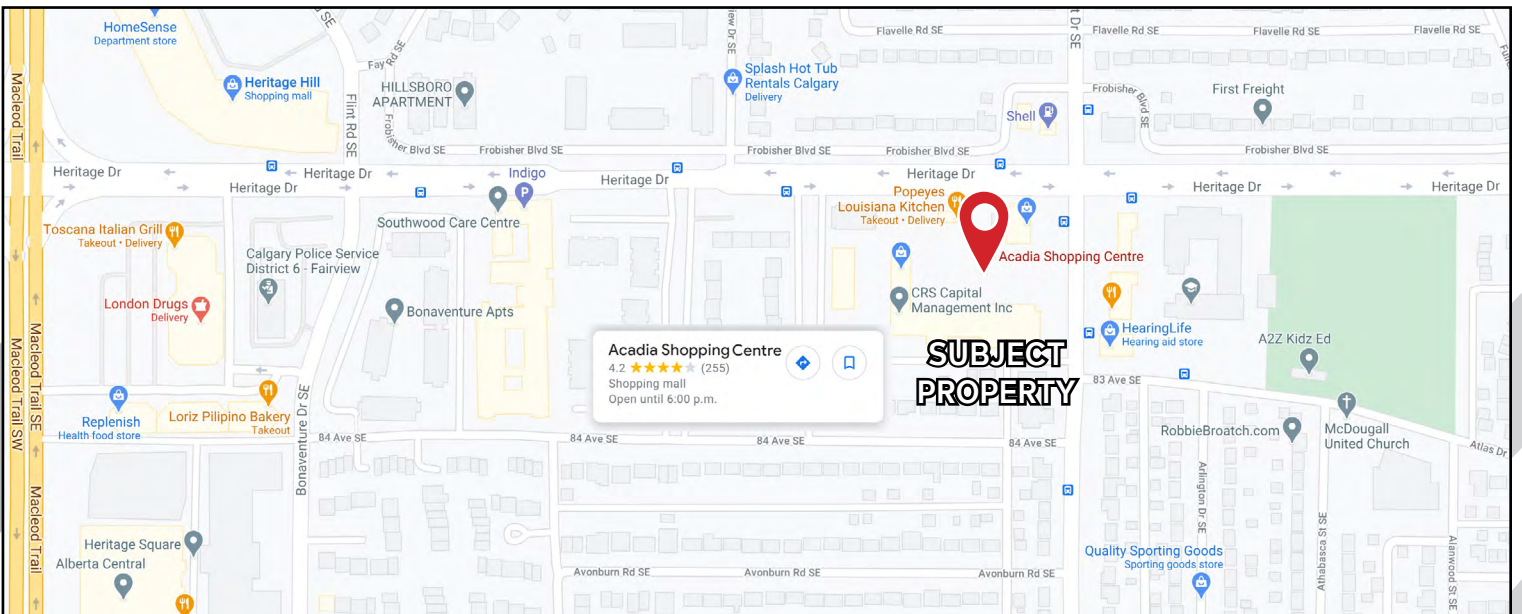


PRIME LOCATION

Target Uses:

- Veterinary Clinic
- Dermatology
- Optometry
- Supplements, health foods
- Smoothie bar
- Dessert cafe
- Asian eatery
- Tutoring centre
- Medical clinic
- Aesthetics, laser, spa
- General retail

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