

ONKAR REALTY



SPACE FOR LEASE

Office Space available for sale in very vibrant community of Savanna, Calgary, only one unit available in very busy Retail Centre, Very good Access for walk in traffic from neighbourhood Residents, Multi Residential building and Future LRT Station. All Existing Businesses are bringing traffic to help each other to the retail centre. Well Managed Retail Centre in Calgary.

Leasable Area:	1,500 Square Feet Approximately
Asking Rate:	Market
Operating Cost:	\$20.00 / SF (Estimated for 2025)
Available:	December 1 st , 2025
Zoning:	C-COR Commercial Zoning
Request:	Do not disturb the existing Tenant Servus Credit Union

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Jasjeet (Sunny) Maan
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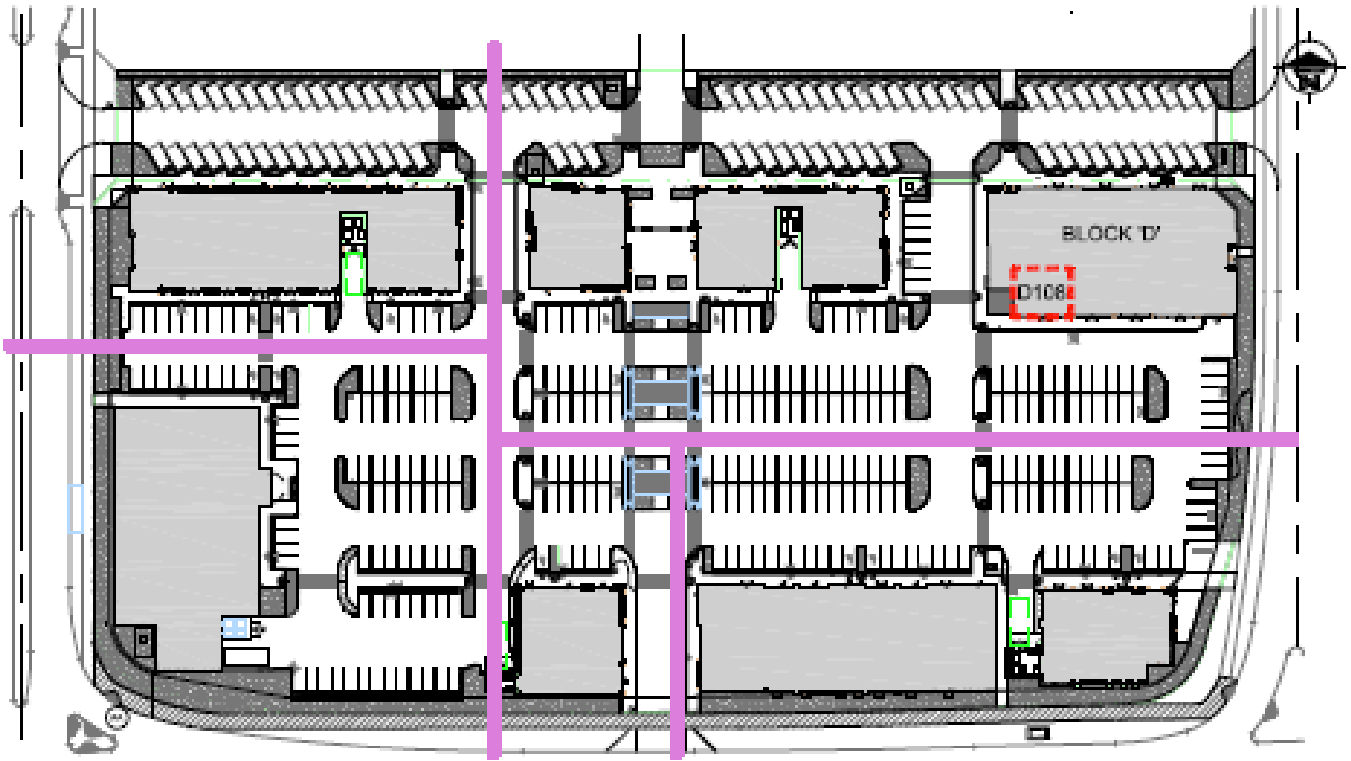
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Site Highlights

- Retail Centre consisting 92,000 SF Strata Titled Retail Centre Built in Multicultural Community of Savanna in the heart of NE Calgary,
- Adjacent to future Savanna LRT station, easy access to all major arteries such as Metis Trail, 96 Ave and Stoney Trail.
- 385 Surface Parking Stalls (4.2 stalls /1,000 sf Parking Ratio)
- C-COR2 Commercial Zoning,
- Available for Retail, Office and Personal Service uses.

Existing Businesses in the Centre:

Supersave Grocery Store, Overseas Fashion Clothing Store, Liquor Store, Alberta Registry Office, Driving School, 4 East Indian Restaurants, Meat Shop, C. Store, Bakery, 2 Pizza Stores, Shawarma, Beauty Salon & Spa, Daycare, Dental Clinic, Medical Clinic, Pharmacy, Optician Clinic, Diagnostic Lab, Thai Massage Clinic, Psychologist Clinic, Real Estate Office ,Servus Credit Union, Real Estate Services, Immigration Consultants, Accountants and Potential for many more Retail, Personal Service and Office uses.

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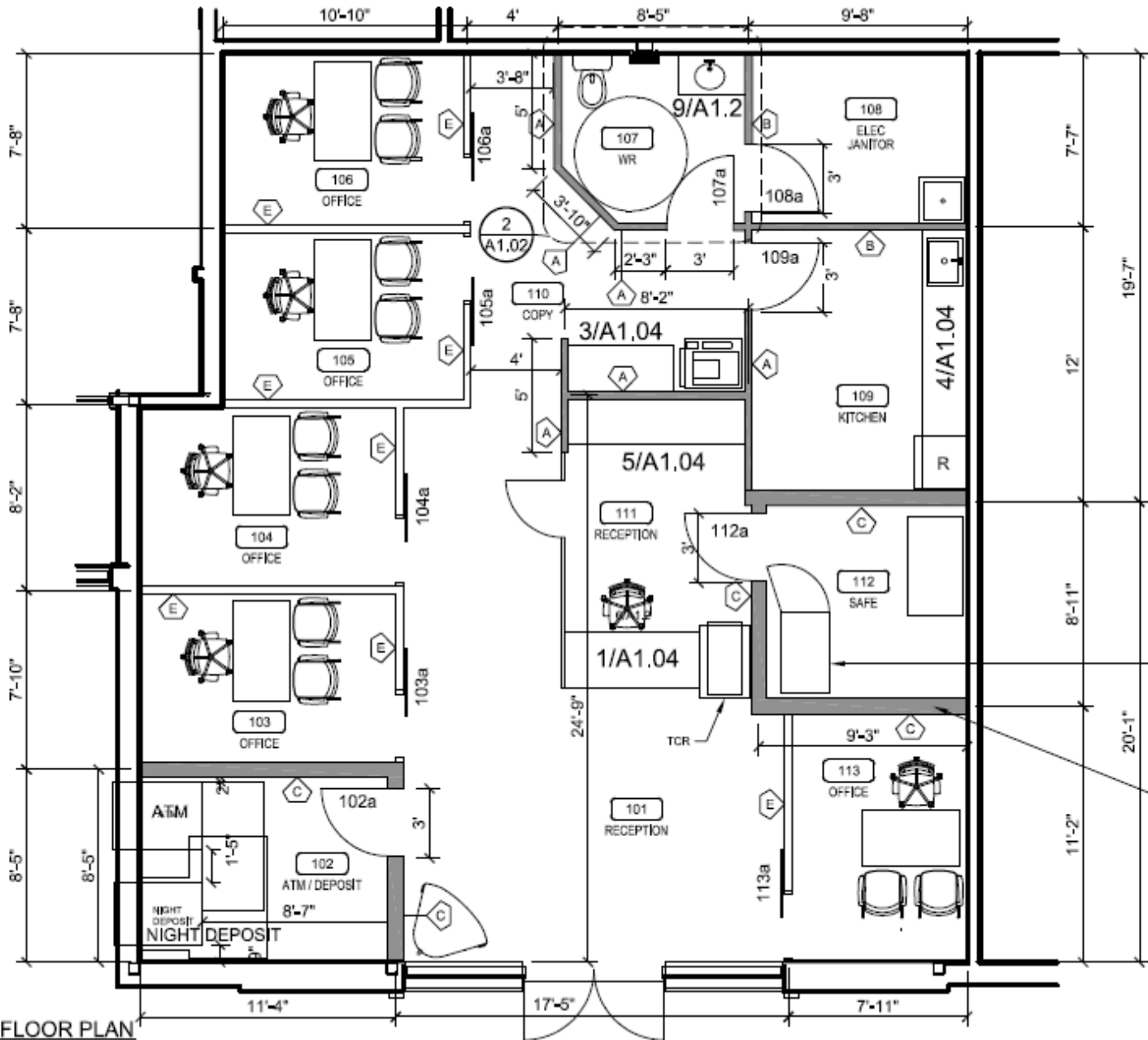
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Existing Floor Plan: suitable for Bank, Mortgage Brokerage, Financial Advisor Office, Law Office, Accountant or Immigration Office etc. **Shell Unit is possible if required.**

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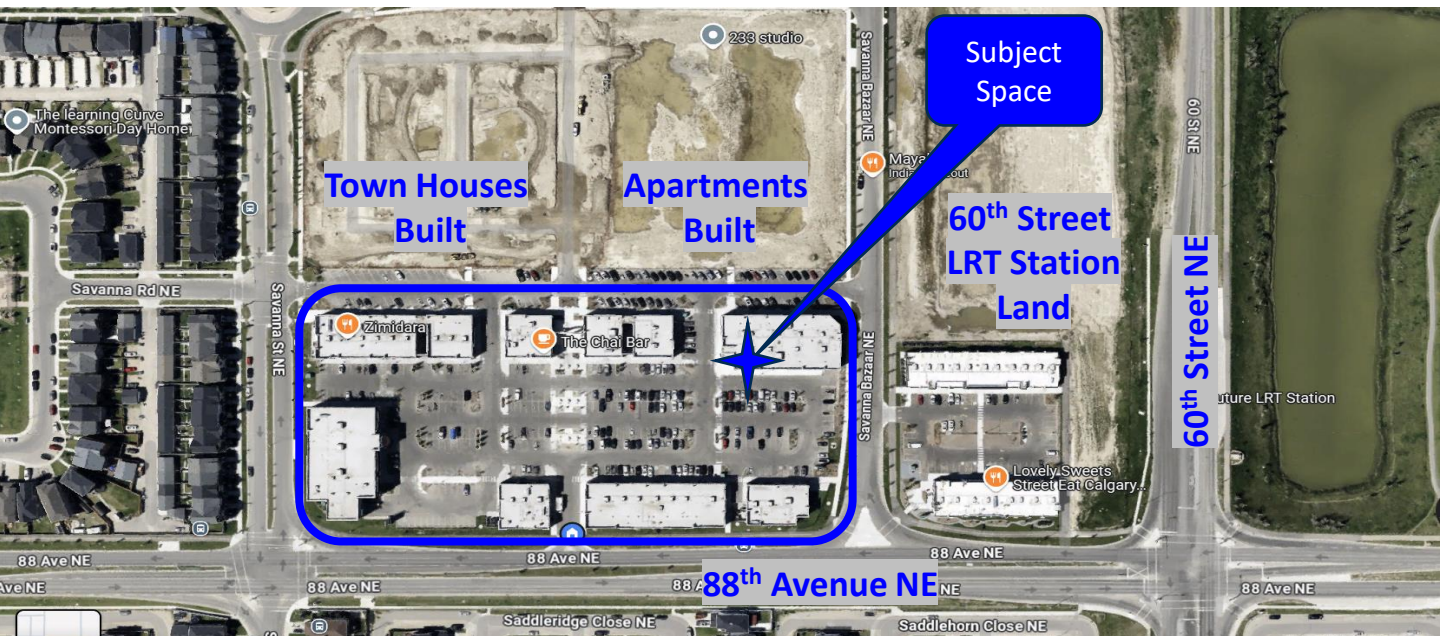
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