



BEDDINGTON TOWNE CENTRE

8120 Beddington Blvd NW, Calgary, Alberta

Unit 403 - 2,655 SF

TAURUSGROUP.COM

ABBY BILLARD

Mobile: (403) 200-9935
abillard@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Beddington Towne Centre is a shopping mall anchored by Safeway and London Drugs, conveniently located at the intersection of Beddington Boulevard and Centre Street.

- > Located in a mature community with over 12 medical uses in the building
- > Abundant surface parking available
- > Major retail hub of Beddington Heights



ABOUT

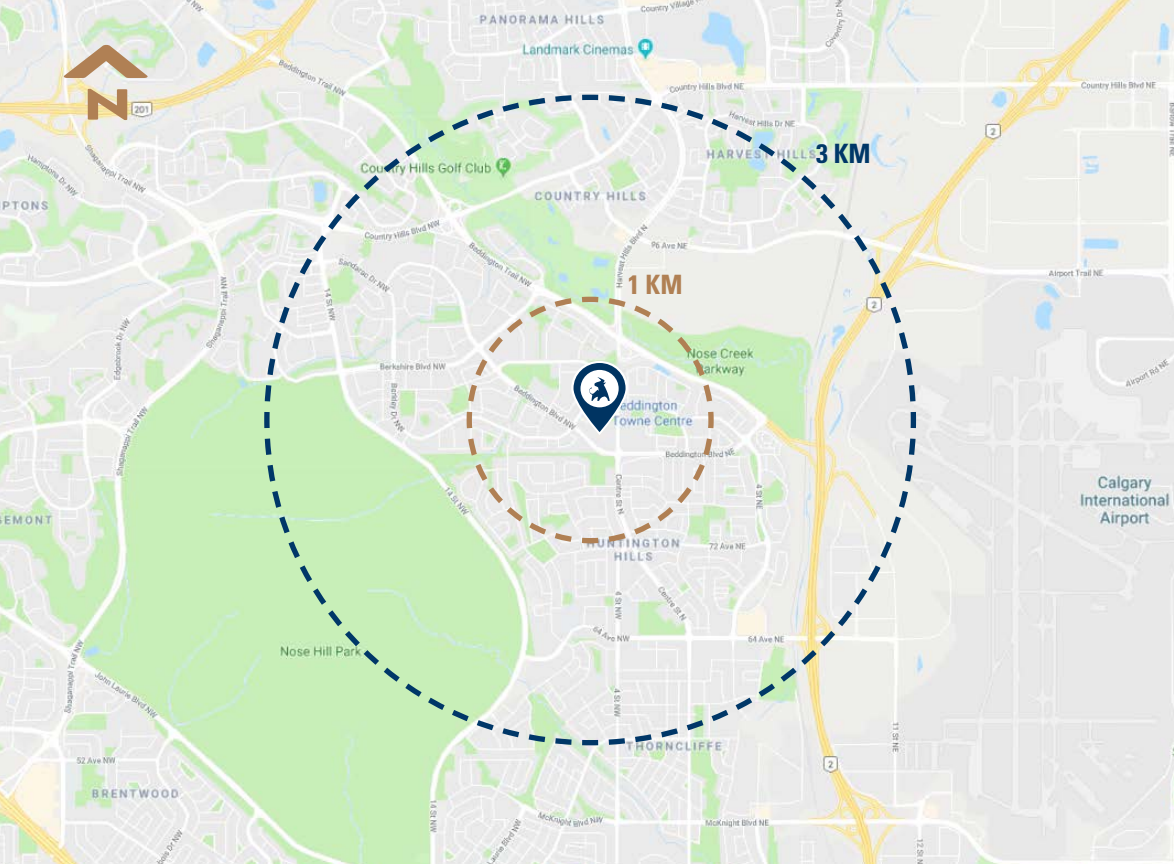
LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

> Traffic counts of 15,000 vehicles per day on Beddington Boulevard and 8,000 vpd on Centre Street

> Located within the established communities of Beddington Heights and Huntington Hills





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

1KM Radius:	10,153
3KM Radius:	54,715
Calgary:	1,239,220



DAYTIME POPULATION

1KM Radius:	3,916
3KM Radius:	26,708



MEDIAN AGE

1KM Radius:	39.5
3KM Radius:	40.4
Calgary:	36.7



HOUSEHOLD INCOME

1KM Radius:	\$100,182
3KM Radius:	\$104,566
Calgary:	\$137,333



EDUCATION

1KM Radius:	57.2%
3KM Radius:	60.9%
Calgary:	69.9%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

165,000 sq ft

LANDLORD

Western Securities Limited

ZONING

C-C2

PARKING

963 surface stalls

MUNICIPAL ADDRESS

8120 Beddington Blvd NW, Calgary, AB

YEAR BUILT

1980

LEGAL DESCRIPTION

Plan: 7811673

Block: 17

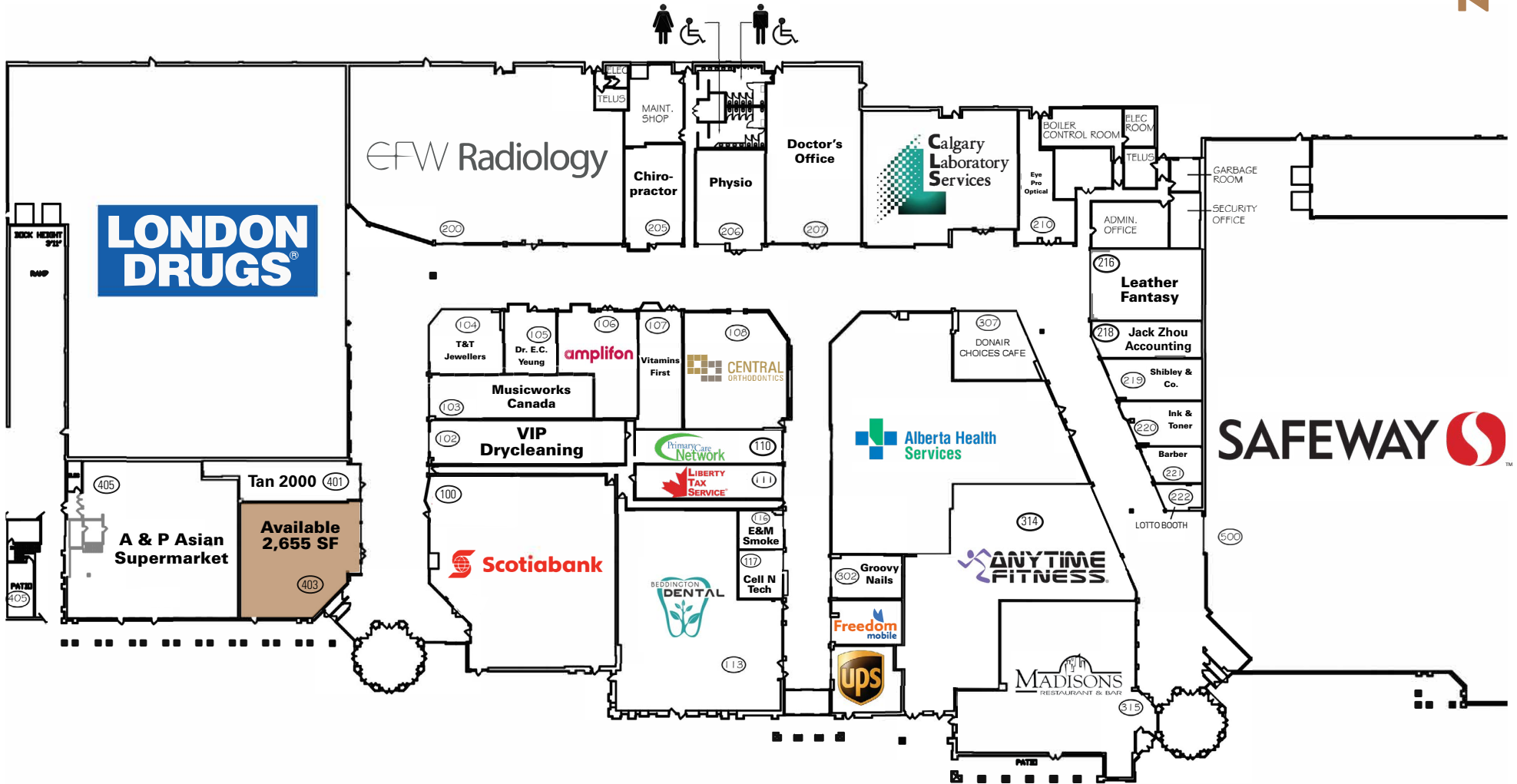
Lot: 13



TENANTS

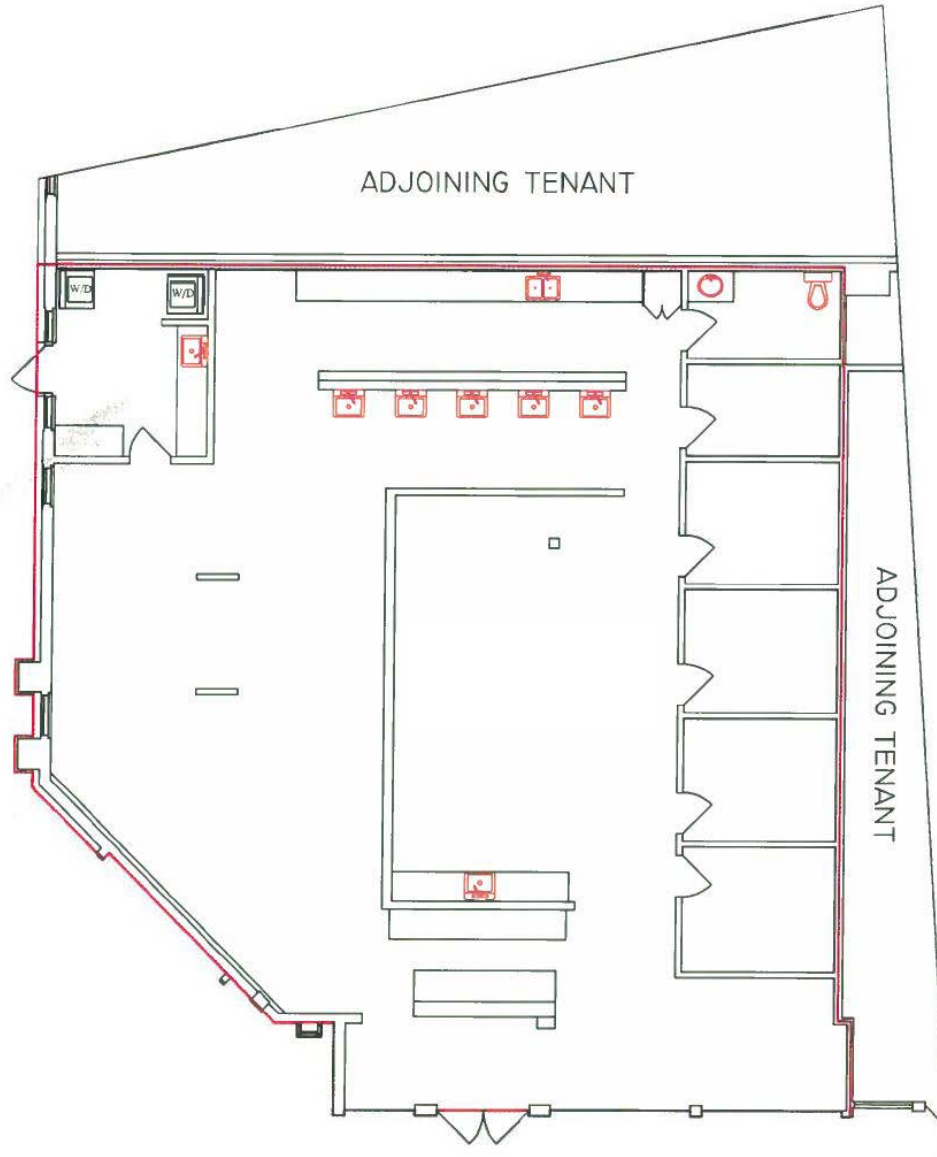


MAIN FLOOR



UNIT PLAN

UNIT #403



UNIT

403

RETAIL AREA

2,655 Square Feet

CEILING HEIGHT

9'6" to Trust; 17' to Q-Deck

POWER

200A, 3 Phase

WATER

5/8" Line

GAS

N/A

SEWER

Yes

GARBAGE

Communal

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 270, 333 24 Avenue SW,
Calgary, Alberta, T2S 3E6



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

ABBY BILLARD



Mobile: (403) 200-9935



Suite 270, 333 24 Avenue SW,
Calgary, Alberta, T2S 3E6



abillard@taurusgroup.com

ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

