

PRIME LEASING OPPORTUNITY IN SE CALGARY



Midnapore Village

36 Midlake Boulevard SE &
15422 Bannister Road SE
Calgary, AB

CBRE

Demographics



67,061
Population Within 3 KM

175,036
Population Within 5 KM

120,895
Daytime Population
Within 5 KM



\$164,694
Average Household Income
Within 3 KM



46,383
VPD along Midlake Blvd SE

10,413
VPD along Bannister Road SE

Prime retail opportunity in SE Calgary



- Convenient access off of Macleod Trail with direct access off of Midlake Boulevard SE and Bannister Road SE
- Servicing the communities of Midnapore, Millrise, Shawnessy, Evergreen and Shawnee Slopes, offering a variety of amenities and services
- Close proximity to Shawnessy C-Train Station
- Plenty of parking available for all visitors
- Pylon signage opportunity

Space Available

#13 - 2,155 sq. ft.
#18 - 1,076 sq. ft.
#23 - 943 sq. ft.
#30 - 1,084 sq. ft.
#32 - 1,005 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$16.50

+ management fee (2026)

SIGNAGE - Pylon & Fascia

POSSESSION - Unit #13: Immediate

Units #18, #30 & #32: 30 days notice

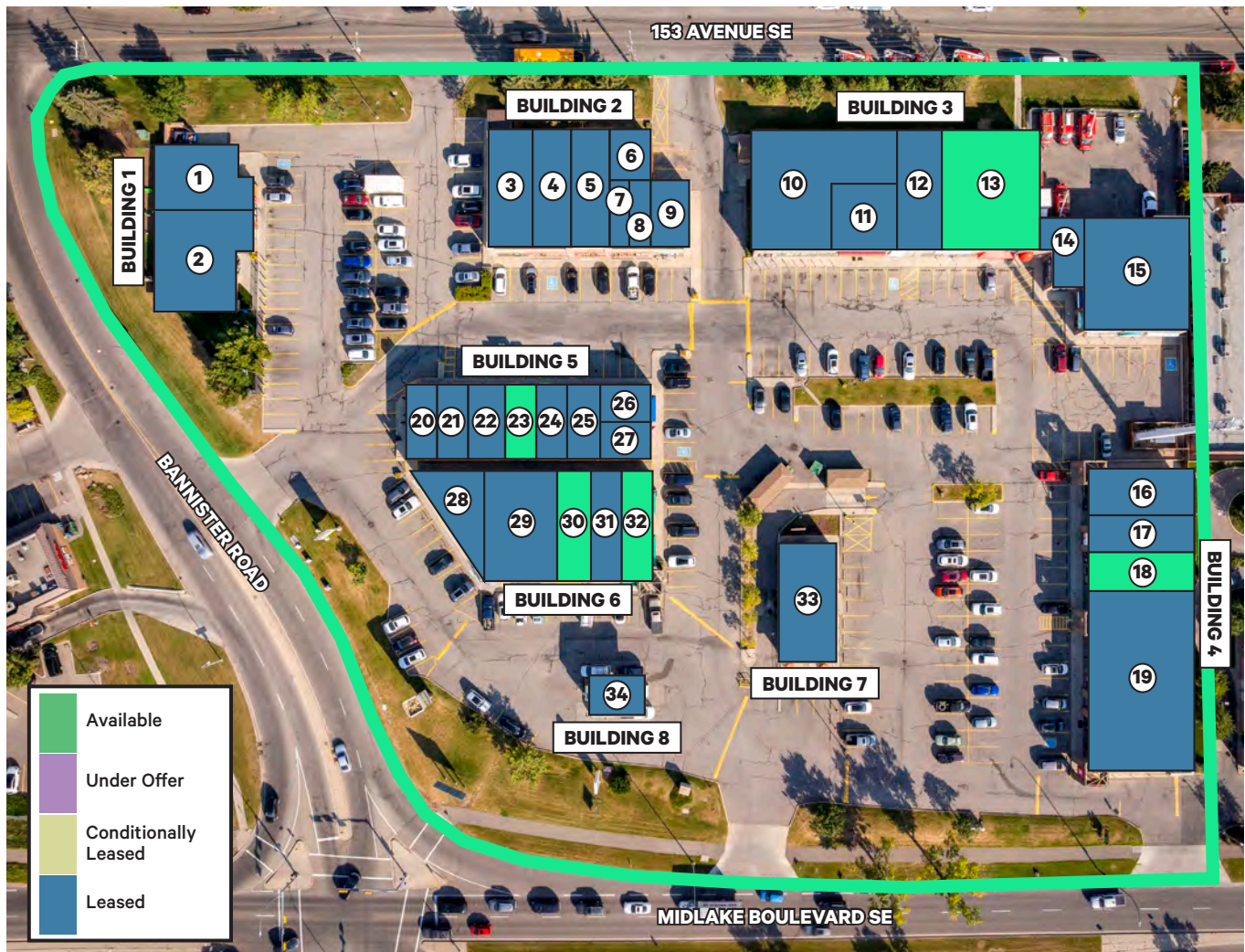
Unit #23: November 1, 2026

ZONING - C-C2

TERM - 5 - 10 years



Leasing Plan



BUILDING 1

#1	Pizza Hut
#2	PlayPlayPlay Alberta Ltd.

BUILDING 2

#3	Opus Tax 7 Accounting Pro. Corp.
#4	Agape African Food
#5	Fabutan
#6	MCA
#7	Supreme Men's Hair
#8	Epic Steps Ltd.
#9	Midnapore Flower Magic

BUILDING 3

#10	Ace Liquor
#11	Freedom Mobile
#12	Southwest Massage
#13	2,155 sq. ft.
#14	Midnapore Cat Clinic
#15	The Barking Lot

BUILDING 4

#16	Original Greek
#17	Tatak Pinoy Foods
#18	1,076 sq. ft.
#19	Scotiabank

BUILDING 5

#20	Sushi Crave Y93
#21	Midnapore Village Alteration
#22	Unique Comfort Ltd.
#23	943 sq. ft.
#24	MCA
#25	Abbey's Creations
#26	Guban's Shoe Clinic
#27	Bongo Vape Store

BUILDING 6

#28	Subway
#29	DK Envy Inc.
#30	1,084 sq. ft.
#31	Calgary Office Connections
#32	1,005 sq. ft.

BUILDING 7

#33	Taco Time
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BUILDING 8

#34	DOMO
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Unit 13 Photos



Property Photos

Building 1



Building 2



Property Photos

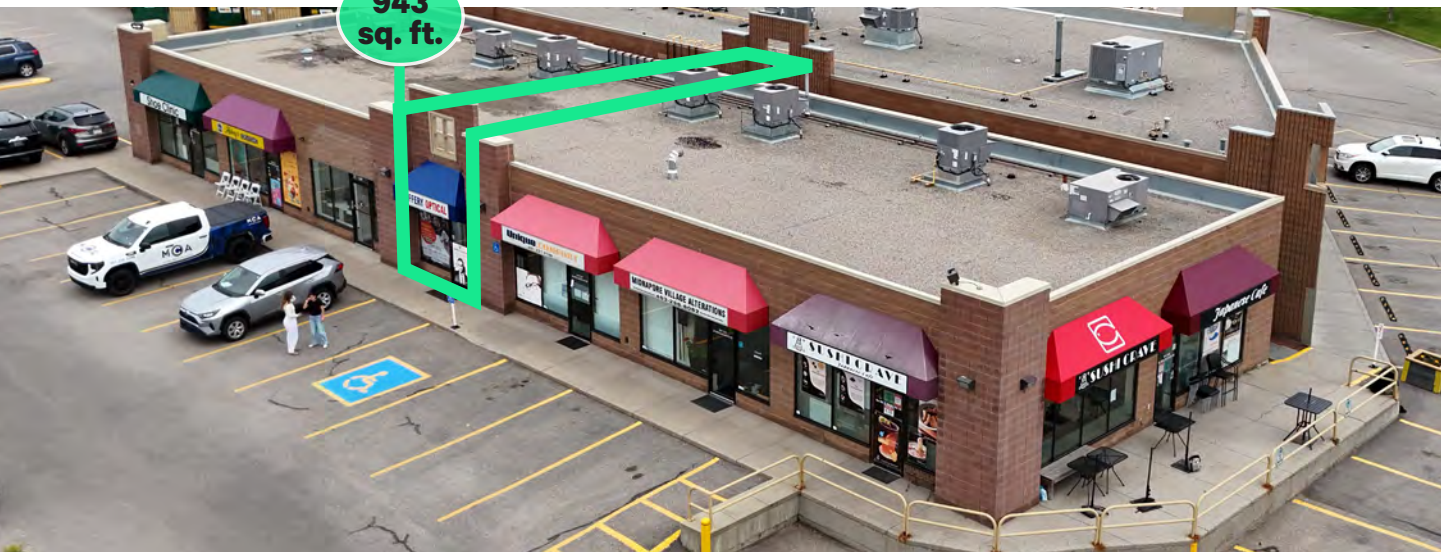
Building 3



Building 4



Building 5



Property Photos

Building 6



Building 7

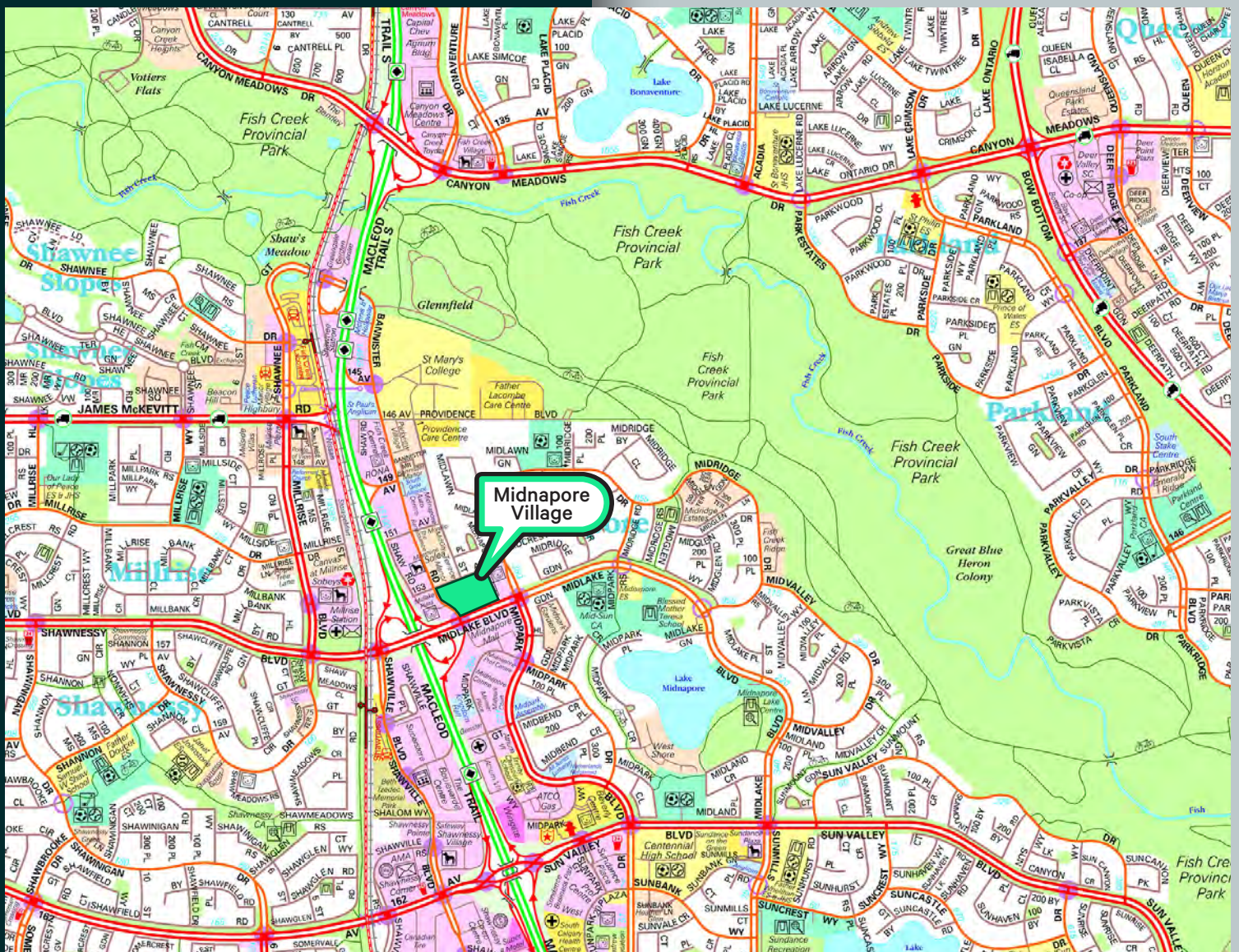


Building 8



Pylon Signage Photos





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