

RETAIL SPACE FOR LEASE

# MEREDITH BLOCK

611 Meredith Road NE, Calgary, Alberta

Retail Availability:  
Unit 607 - 2,800 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

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## ABOUT

# BUILDING HIGHLIGHTS

Meredith Block is a seven-storey mixed-use building nestled between 4th Street NE and Edmonton Trail, fronting onto Meredith Road NE.

- > Located in the Bridgeland community - a village-vibe neighbourhood known for its walkability, boutique retail destinations, and locally owned restaurants.
- > Targeted uses: fitness, health & beauty, specialty medical, food & beverage, and pet services.



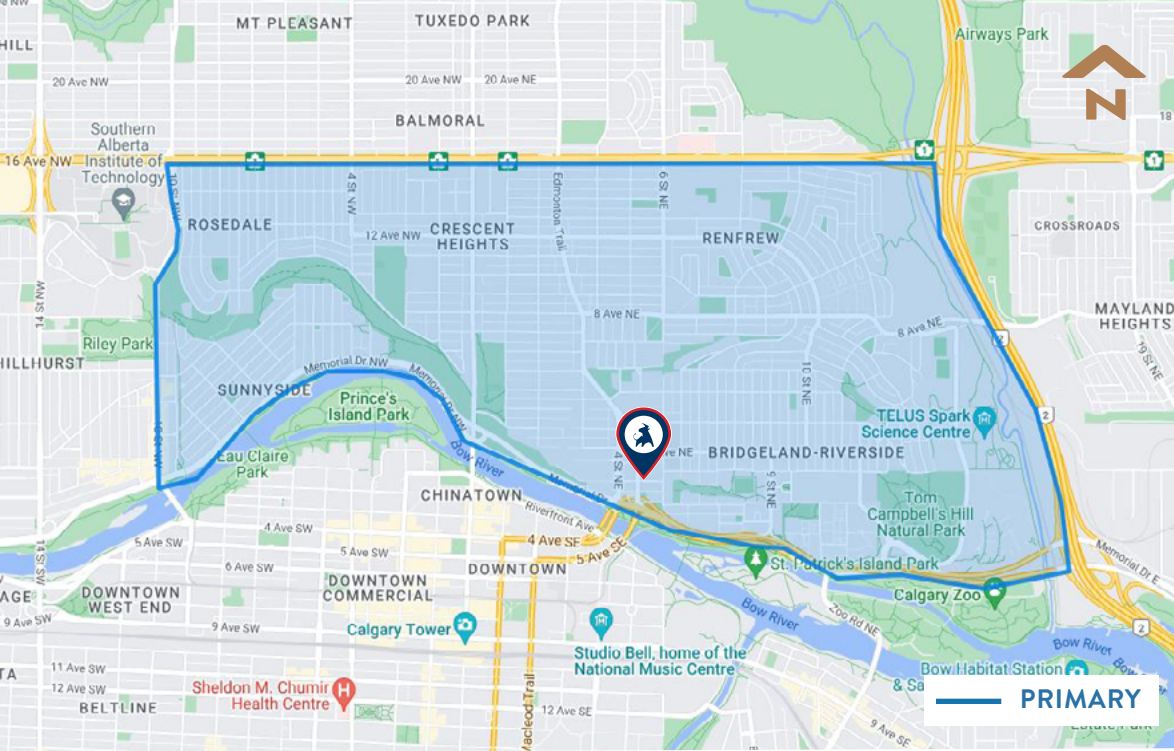
ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Excellent access to Memorial Drive, Edmonton Trail, 4th Street and the Trans-Canada Highway
- > Less than a 15 minute walk to the city's downtown core and 5 minute walk to Bridgeland LRT station
- > High traffic counts with 30,050 vehicles daily on 4th Avenue flyover and 70,000 vehicles daily on Memorial Dr





## COMMUNITY

# DEMOGRAPHIC DATA

### POPULATION



Primary: 24,079  
Calgary (2025): 1,688,000

### DAYTIME POPULATION



Primary: 23,802

### AVERAGE AGE



Primary: 40.3  
Calgary (2025): 38.9

### HOUSEHOLD INCOME



Primary: \$124,543  
Calgary (2025): \$131,600

### HOUSEHOLD SIZE



10 Min Walk: 1.9  
Calgary: 2.6

### POST-SECONDARY EDUCATION



10 Min Walk: 79.1%  
Calgary: 71.0%



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 182,736 sq ft  
Retail Size: 19,159 sq ft

## LANDLORD

1435564 Alberta Ltd., by its duly  
authorized property manager,  
Western Securities Limited

## ZONING

C-COR1

## PARKING

Underground public stalls available  
and 1 hour free street parking in front  
of site on Meredith Rd

## YEAR BUILT

2016

## LEGAL DESCRIPTION

Plan: E  
Block: 3  
Lots: 1 to 5 Inclusive



## ADDITIONAL RENT 2026 ESTIMATES

Total (CAM+ PTax)	\$ 11.36 PSF
Premises Utilities Management Fee	Seperately Metered Included

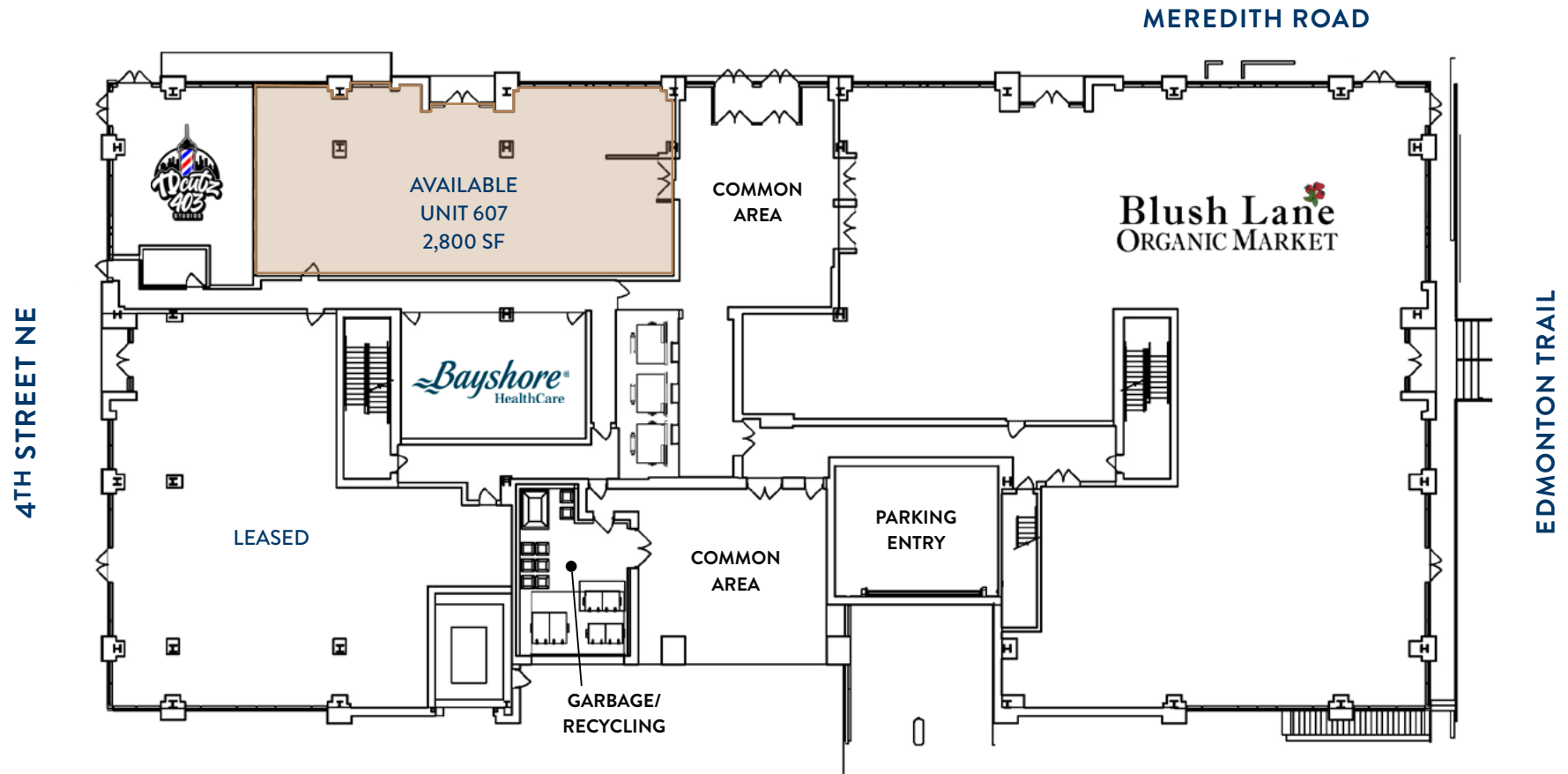
## RETAIL TENANTS

Blush Lane  
ORGANIC MARKET

Bayshore®  
HealthCare

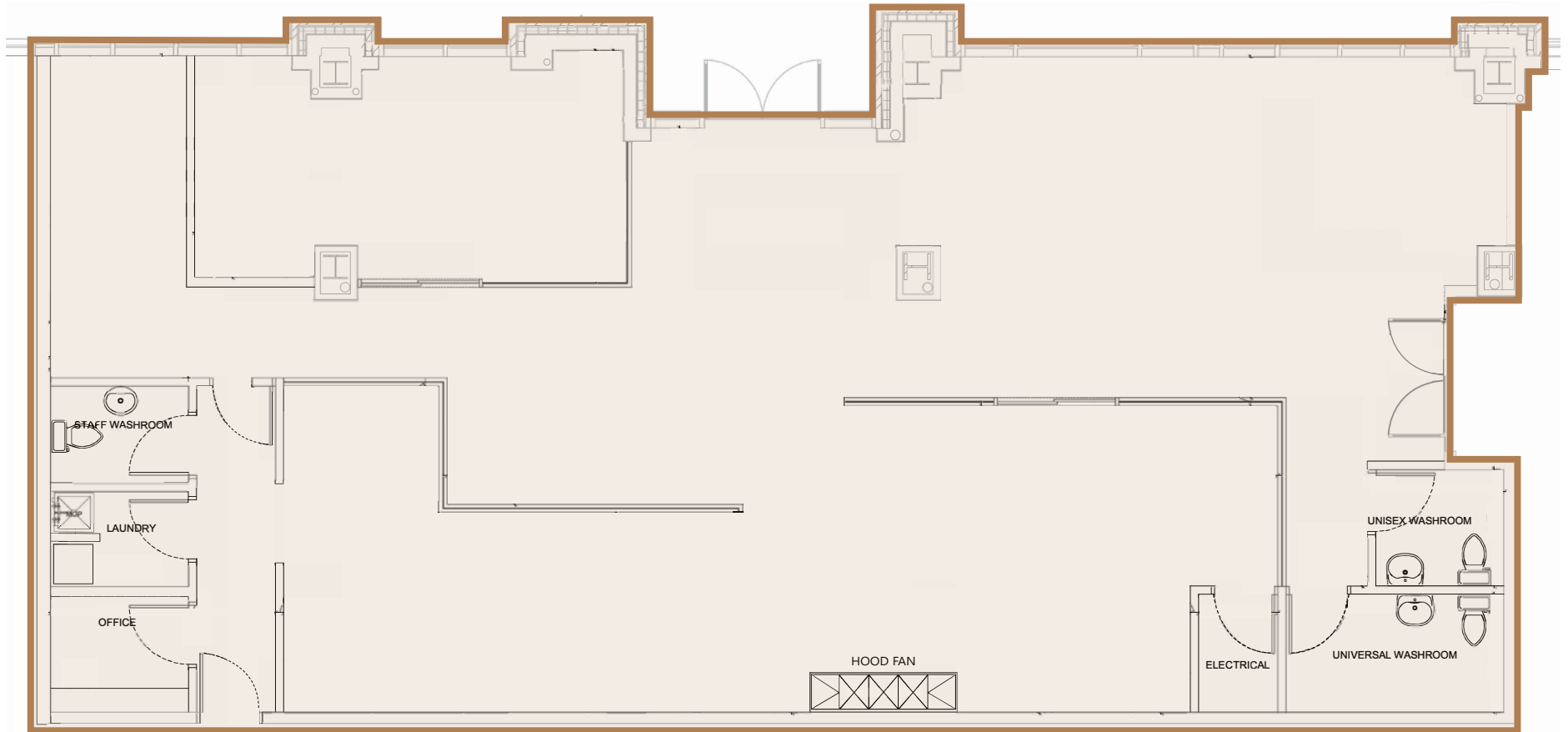


# FLOORPLAN



UNIT PLAN

**UNIT #607**



<b>UNIT</b> 607	<b>CEILING HEIGHT</b> 20'	<b>HVAC</b> 4.5 Total Tons of Cooling	<b>KITCHEN EXHAUST</b> 1,200 CFM	<b>WATER</b> 1 1/2" Line	<b>LOADING</b> Ground Floor
<b>RETAIL AREA</b> 2,800 Square Feet	<b>POWER</b> 400A, 120/208 V 3 phase, 4 wire	<b>MUA</b> 1,200 CFM	<b>GAS</b> 1/2" Line	<b>SEWER</b> 2" and 4" existing tied into 6" main line	<b>GARBAGE</b> Ground Floor behind premises

CONNECT WITH US  
**CONTACT**

GENERAL



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



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ABOUT THIS LISTING

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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.

