



TRENT PLAZA

2650 36 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Free standing retail building located in the corner of 36 Street and 26 Ave. Easy access to busy business district 17th Ave SE (International Avenue). Minutes from Memorial Dr. and Deerfoot Tr.
- Tenant mix includes Brazilian Jiu -Jitsu, Nooren Samosa, Smoker's Hut, Spaw 4 Paws, Regain Restaurant & Catering, and Ahinke's Kitchen.
- Located near Tim Hortons, 7-Eleven, Subway, I.D.A Pharmacy.
- Space is suitable for retail, office, or flex use.
- Pylon and fascia signage available.

PROPERTY DESCRIPTION

Space Available:	Unit 5: 950 sq. ft. Unit 6: Leased Unit 7: 2,500 sq. ft.
Basic Rent:	\$25.00 - \$30.00 psf
Op. Costs:	TBD
Available:	Immediately
Term:	5 - 10 years
Parking:	Ample

BUILDING INFORMATION



Zoning
C-N2



District
Forest Lawn



Year Built
1979



Traffic
25,000 vpd

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
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AvenueCommercial.com

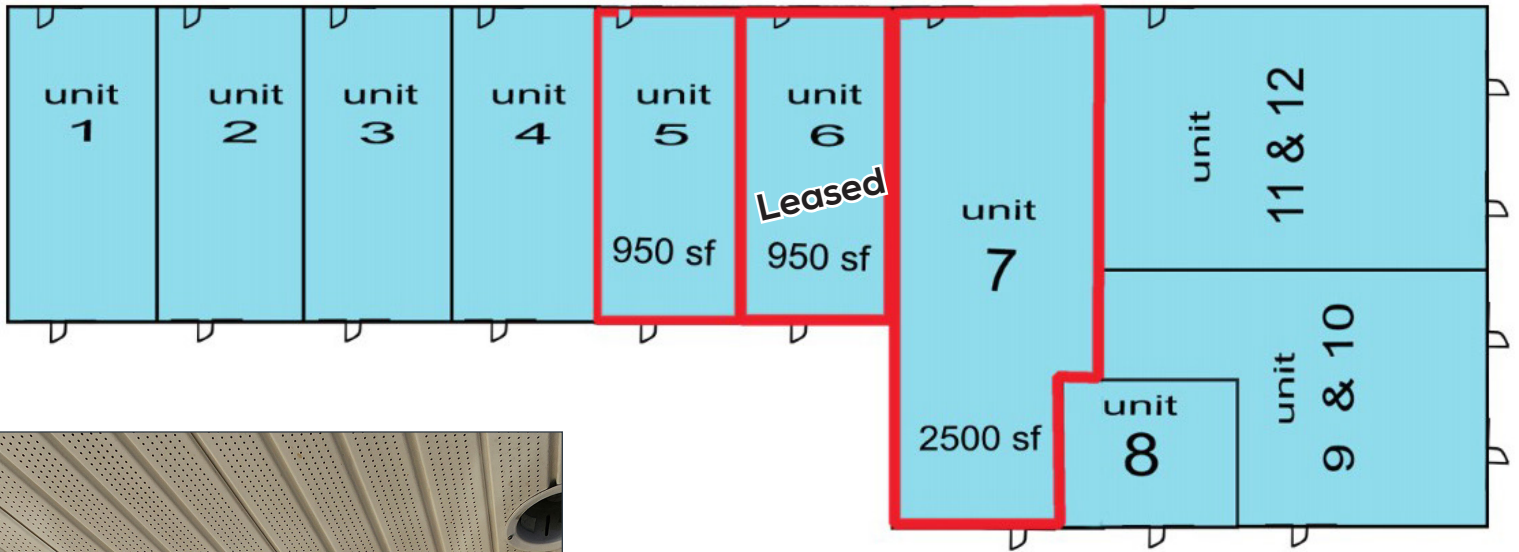
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FLOOR PLAN

2650 36 Street SE, Calgary, Alberta



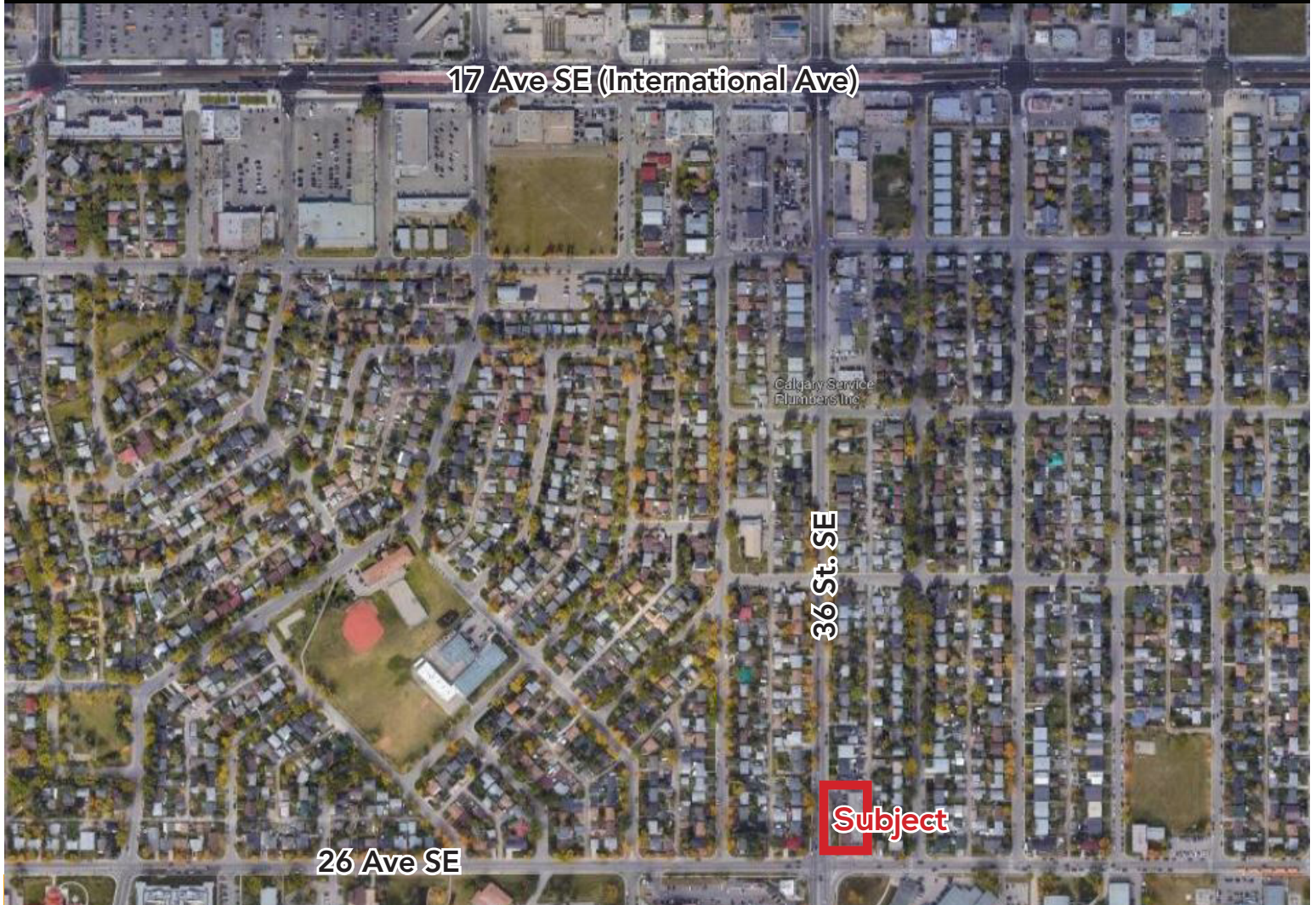
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LOCATION

2650 36 Street SE, Calgary, Alberta



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