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5610 – 3 Street SW, Calgary, AB, T2H 1H7, Canada



Property Value	
Type	Retail & Office

Description

VIVENDA 10 BUILDING

<p>The subject property is a new Fifteen (15) story apartment building. The main floor is positioned as a destination retail, office or potentially medical use. This opportunity is supported by approximately 500 existing multi-family units in the immediate area and is projected to 600 units by the end of 2020. Office, commercial, industrial and conventional residential properties add to the immediate density. Chinook Shopping Centre is positioned two (2) blocks to the South West. McLeod Trail, 58th Avenue, Glenmore Trail and Blackfoot trail create an extraordinary transportation access grid. LRT at Chinook Station and numerous transit routes supply public transportation. Visitor and handi-cap parking is available. Tenant (staff) parking is expected to be accommodated by month-to-month underground parking at rental rates prevailing from time to time, commencing at One Hundred Dollars (\$100.00) per stall per month. The Landlord is prepared to enter into a</p>	<p>Retail Areas:</p> <p>Units #1 - #3 2,692 Sq. Ft. More or Less</p> <p>Unit #4 854 Sq. Ft. More or Less</p> <p>Unit #5 - #6 <u>1,669 Sq. Ft. More or Less</u></p> <p>Total: 5,215 Sq. Ft. More or Less</p> <p>District: Manchester</p> <p>Heating: Forced Air</p> <p>Signage: Front Panel</p> <p>Operating Costs: \$15.00 PSF (Estimate 2019)</p> <p>Net Rent: Market Rates</p> <p>Utilities: Partly Tenant Responsibility</p>
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FLOOR PLAN

