

Ranchlands Village

1829 Ranchlands Boulevard NW | Calgary, Alberta



Retail / Office Leasing Opportunity



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PROPERTY OVERVIEW



Located in the mature and established community of Ranchlands



Elevator access for second floor office tenants



Close to Crowfoot LRT station



Excellent access to Crowchild Trail, Nose Hill Drive, and Stoney Trail NW



Nearby amenities include grocery, movie theatres, YMCA, and a public library



Highly visible corner on Nose Hill Drive and Ranchlands Boulevard

Vacancy Information

Landlord's Legal Name:	Ranchlands Plaza Ltd.
Rentable Area:	1,645 SF Unit 225 866 SF Unit 229 779 SF Unit 232
Availability:	Immediate Units 225 & 232 March 1/27 Unit 229
Lease Rate:	Market
Annual Operating Costs:	\$22.39 PSF Main floor \$24.74 PSF Second floor
Term:	5-10 years



LOCATION

1829 Ranchlands Boulevard NW | Calgary, Alberta



1 Crowfoot LRT Station

2 Tim Horton's

3 Royal Bank of Canada

4 RONA

5 Cineplex Odeon

6 Safeway

7 Calgary Co-op Grocery / Gas / Liquor

8 Starbucks

9 Melcor YMCA at Crowfoot

SITE PLAN



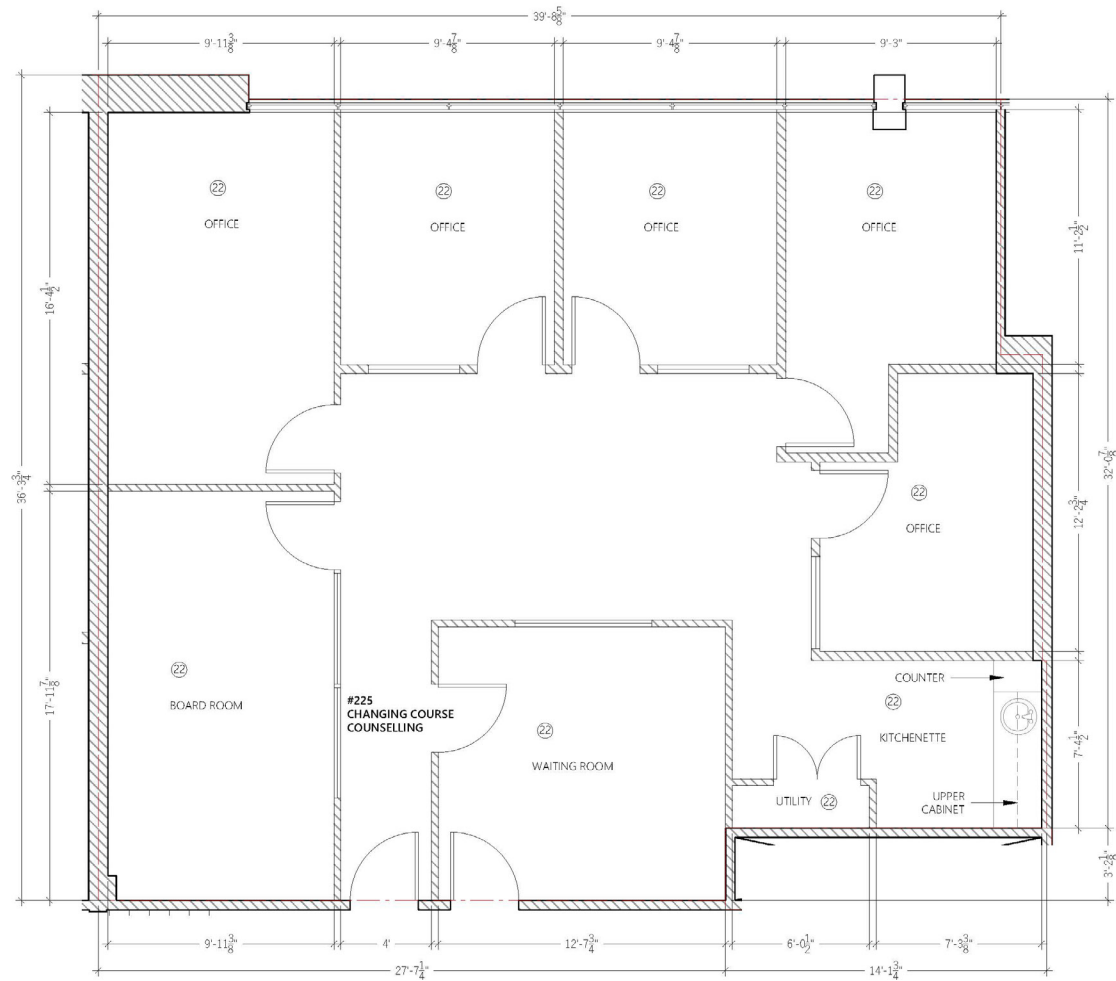
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PHOTOS | SUITE 225



FLOOR PLAN | SUITE 225

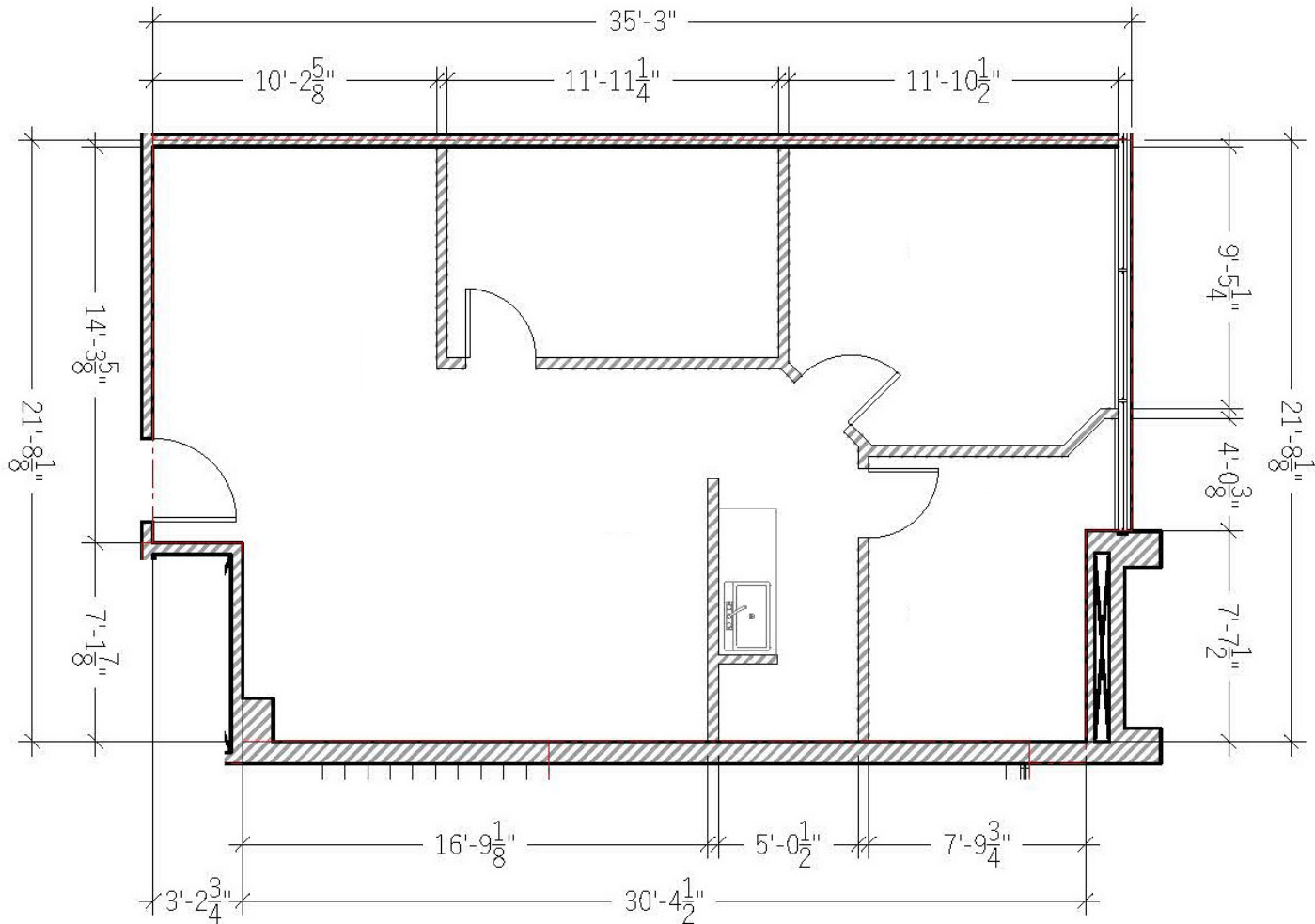
1,645 SF - Second Floor Office



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FLOOR PLAN | SUITE 229

866 SF - Second Floor Office



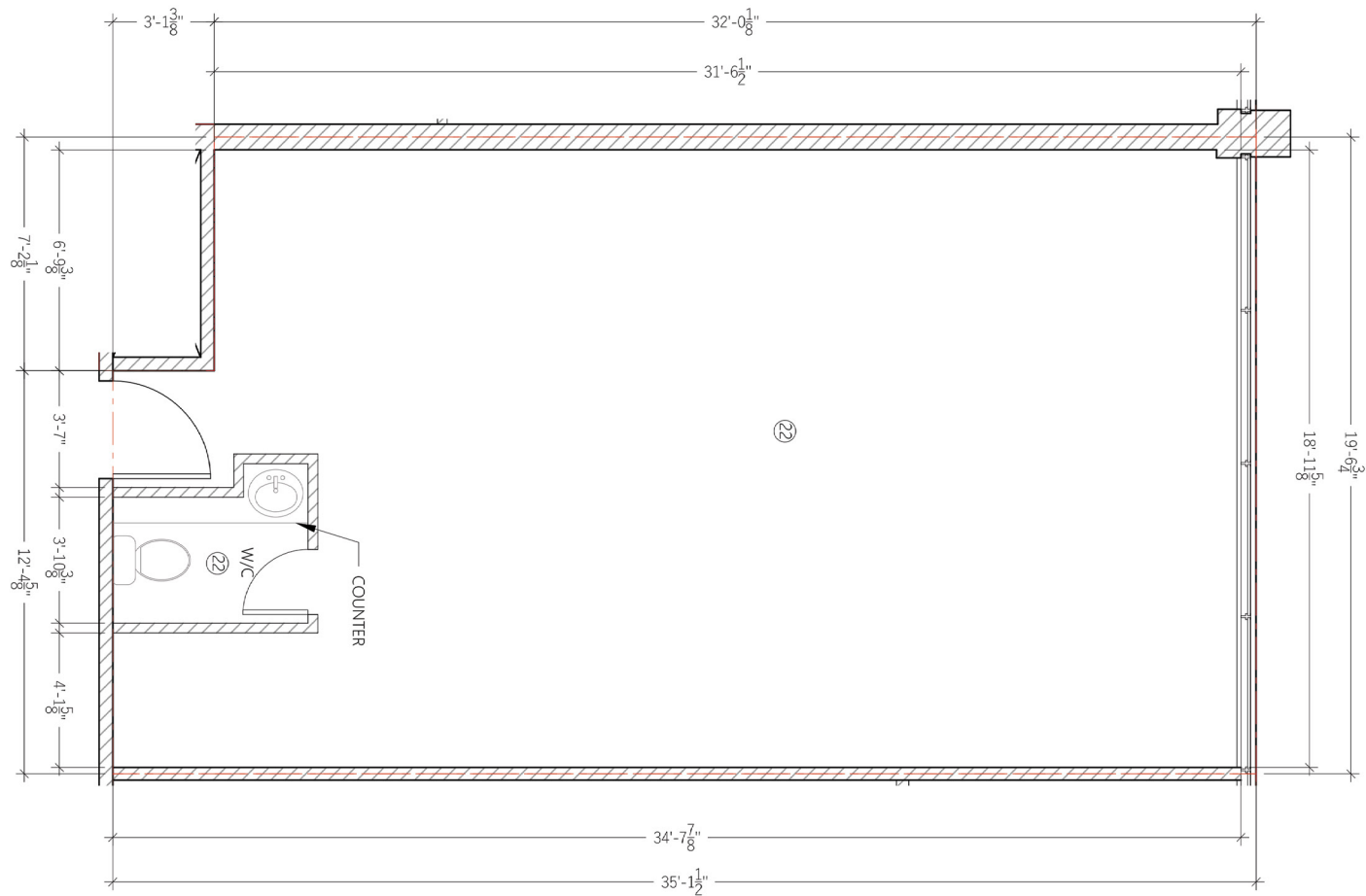
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PHOTOS | SUITE 232



FLOOR PLAN | SUITE 232

779 SF - Second Floor Office (recently improved)



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CENTRE PHOTOS



IDEAL USES



Hearing Aid Clinic



Optometrist



General Office



Travel Agency