

FOR LEASE

# CROWFOOT CORNER

140 - 150 CROWFOOT CRESCENT NW, CALGARY, ALBERTA

RETAIL



## HIGHLIGHTS:

- Located in busy Crowfoot Power Centre
- Fixtured medical clinic with lobby, reception, 10-12 appointment rooms, lab space, staff lunch room, office space and washrooms
- High income demographics with an average income of \$141,580 within 5km of the property
- Population of 162,882 within 5 km of the property
- Traffic counts of 33,000 vehicles per day along Nose Hill Drive
- On site parking available

SPACE AVAILABLE:	Unit 217 - 2,621 sq. ft.
BASIC RENT:	\$42.50
OP COSTS & TAXES:	\$26.79 (2021)
SIGNAGE:	Pylon and Fascia
AVAILABLE:	Immediately
ZONING:	DC; C1-A
TERM:	5 - 10 years

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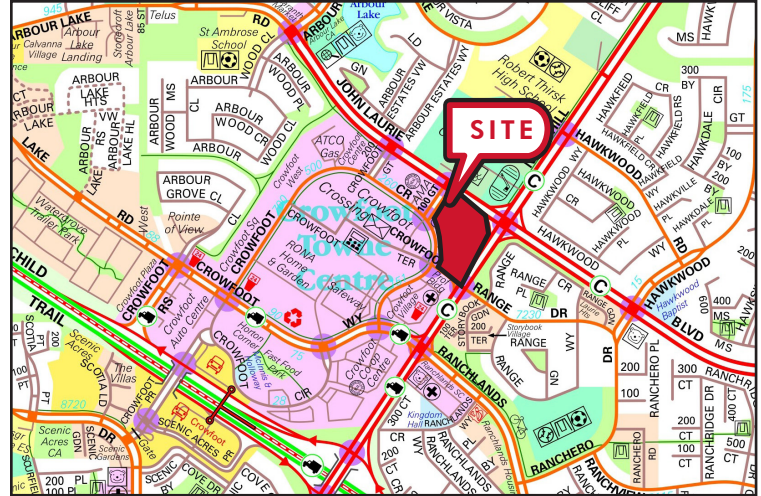
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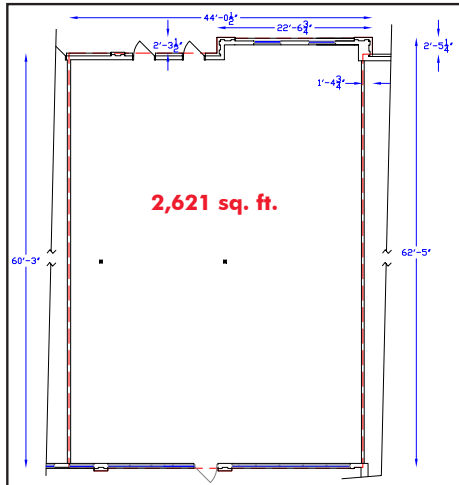
## DEMOGRAPHICS:

Community	Population	Dwelling Count
Arbour Lake	10,619	3,937
Citadel	10,077	3,488
Hawkwood	9,248	3,334
Ranchlands	7,607	3,076
Scenic Acres	8,067	2,928
Royal Oak	11,706	4,082
Rocky Ridge	8,398	3,181
Tuscany	19,884	6,672

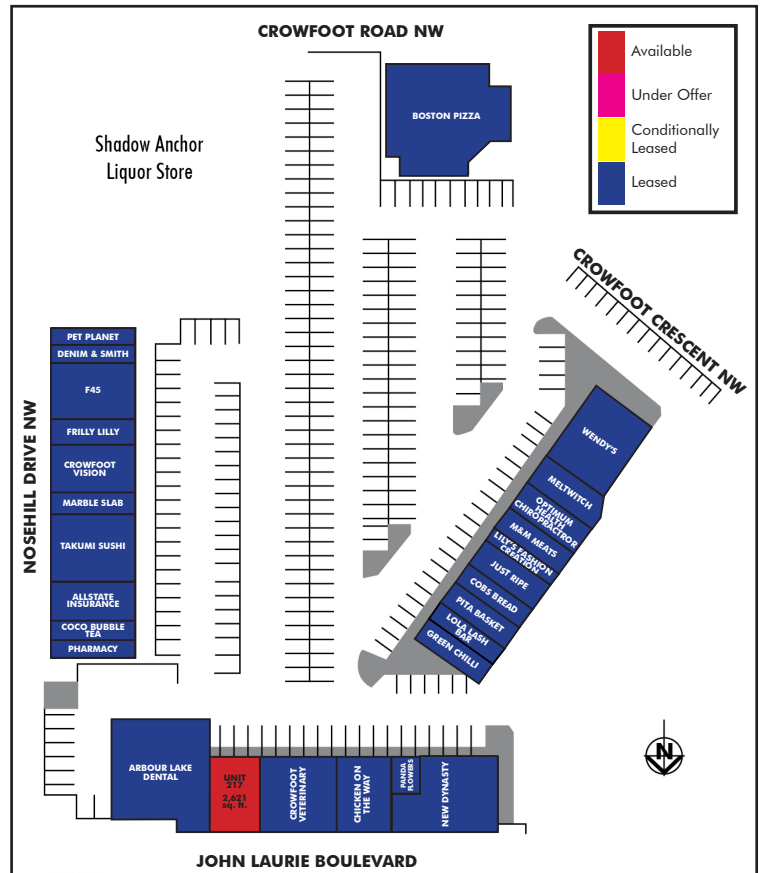
## LOCATION MAP:



## UNIT 217 FLOOR PLAN:



## LEASING PLAN:



## UNIT 217 INTERIOR PHOTOS:



## FOR MORE INFORMATION PLEASE CONTACT

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