



**TERRA LEGACY**

REAL ESTATE GROUP

WHERE VISION MEETS OPPORTUNITY

# PROPERTY FOR LEASE 2730 23 St NE

2730 23 St NE, Calgary, AB T2E 8L2



## Property Highlights

High visibility on Barlow Trail. Vehicles per day 34,800

C-COR3 zoning allows for a broad range of uses: medical, retail, grocery, fitness, and childcare.

Strategic location with exposure along 27th Avenue NE and quick access to Barlow Trail, Trans-Canada Highway, and Deerfoot Trail.

Near Calgary international Airport

Servicing the communities of:- Vista Heights, Rundle, Whitehorn, Tuxedo Park

## Property Details

Zoning	<b>C-COR3</b>
Basic Rent	<b>Market</b>
Op Cost & Taxes	<b>(+/- \$13.21) (To Be Verified)</b>
Signage	<b>Pylon &amp; Fascia</b>
Term	<b>5 - 10 years</b>

For More Information  
Contact: **Jeff Penna**

1201 5th Street SW Suit 507  
Calgary AB T2R OY6 | Canada

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E-mail: [jpenna@terralegacy.ca](mailto:jpenna@terralegacy.ca)

Disclaimer: All information is approximate and subject to change without notice. Prospective tenants should verify all details independently.



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## Building Area Summary

### MAIN FLOOR RETAIL

Level / Bay	Square Feet
Bay 1 (Leased)	10,361 ft <sup>2</sup>
Bay 2	1,125 ft <sup>2</sup>
Bay 3	1,089 ft <sup>2</sup>
Bay 4	992 ft <sup>2</sup>
Bay 5	1,155 ft <sup>2</sup>
Bay 6 (Conditional)	1,280 ft <sup>2</sup>
<b>Total Main Floor</b>	<b>16,002 ft<sup>2</sup></b>

### SECOND FLOOR OFFICES

Level / Bay	Square Feet
<b>Total Second Floor</b>	<b>2,994 ft<sup>2</sup></b>

**GRAND TOTAL BUILDING AREA 18,996 FT<sup>2</sup>**

*All areas and dimensions are approximate and have been calculated from architectural drawings for marketing purposes only. While deemed reliable, they are subject to verification. Final rentable areas will be confirmed by measurement in accordance with industry standards.*

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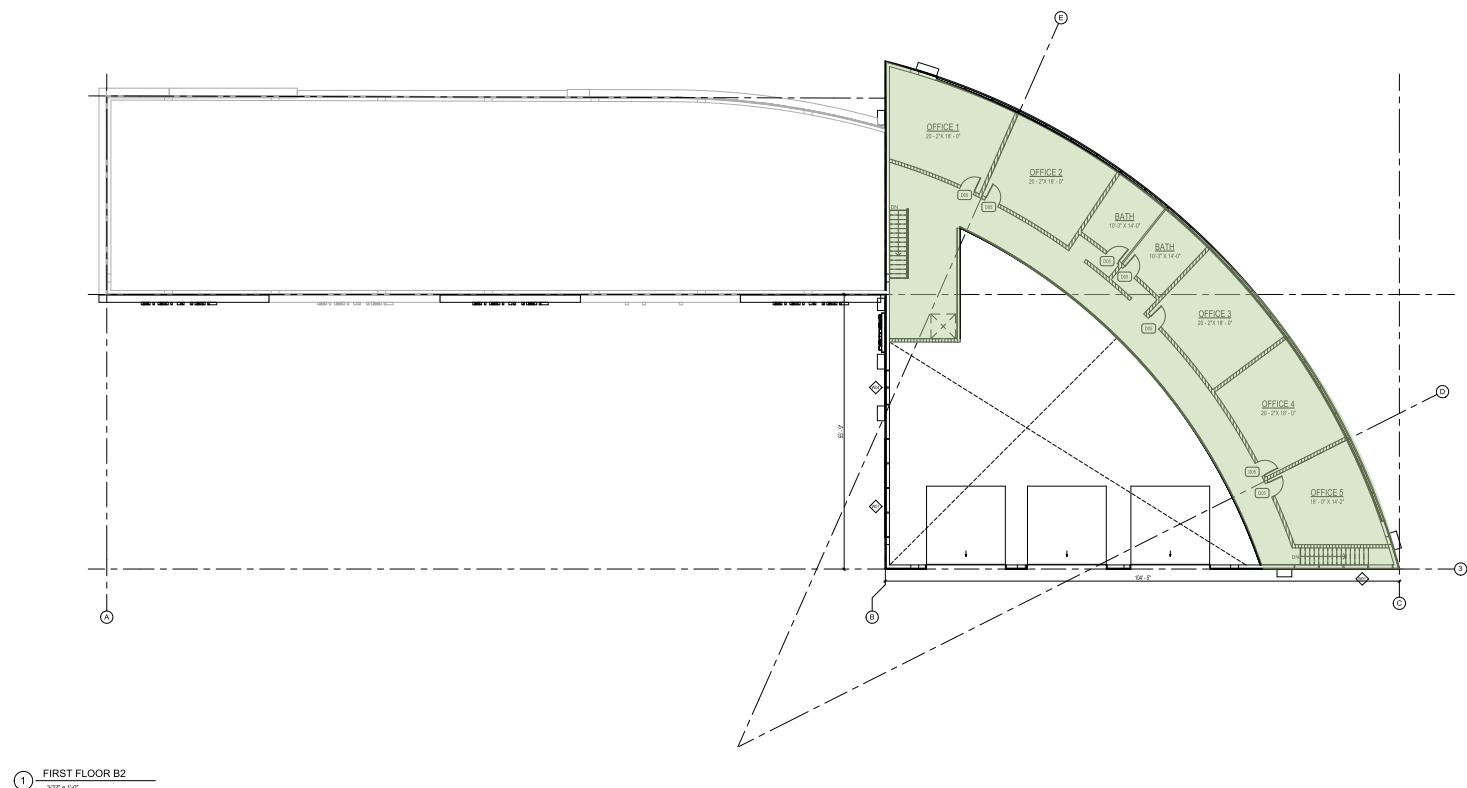
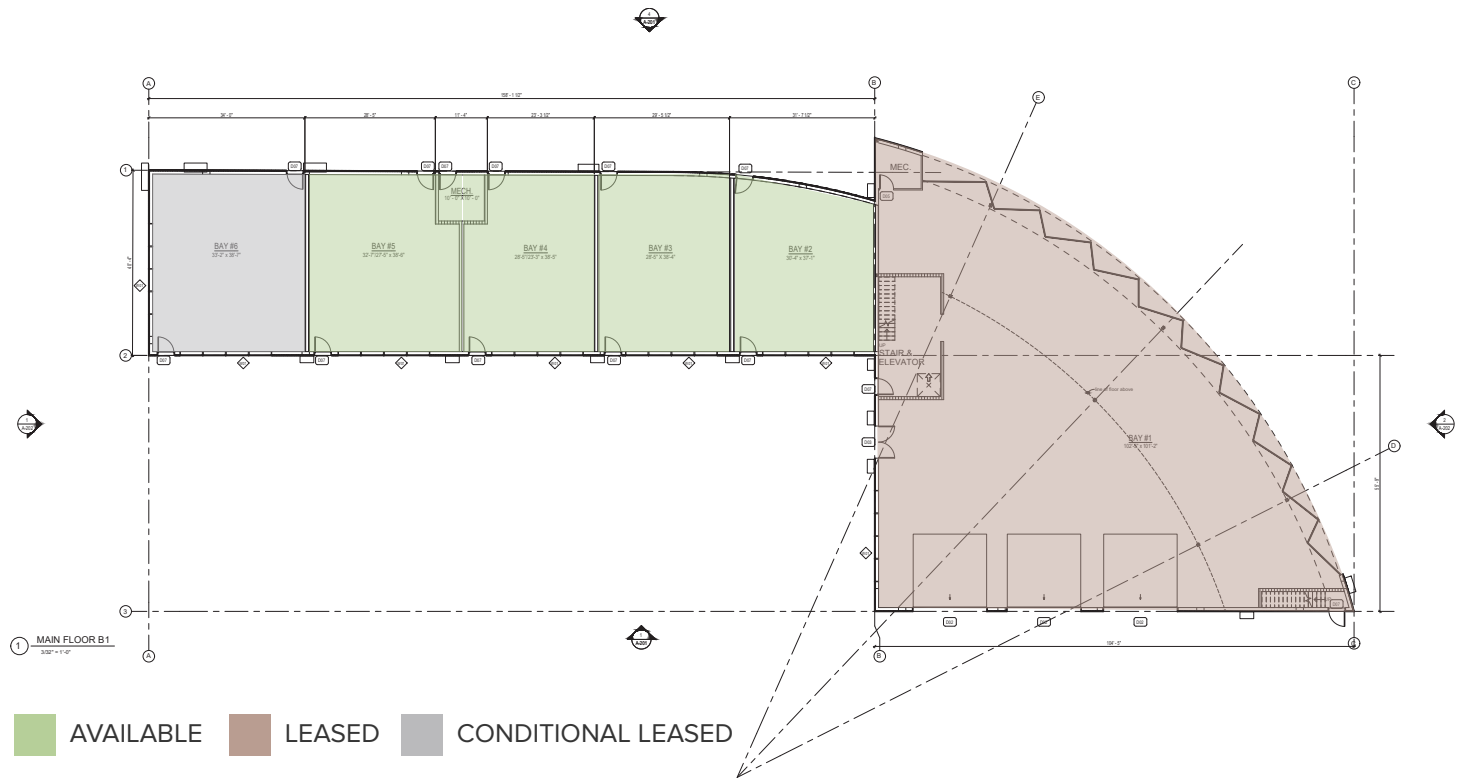
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## Demographics

2 KM RADIUS POPULATION (2023)	9,041
5 KM RADIUS POPULATION (2023)	163,688
10 KM RADIUS POPULATION (2023)	561,958
DAYTIME POPULATION	209,827
DOMINANT AGE IN AREA	38 YEARS
PROJECTED STEADY GROWTH THROUGH	2033

## Nearby Amenities

- SHOPPING** PetSmart, Homesense, NAPA Auto Parts, major auto dealerships.
- DINING** Joey Barlow, Earls, Shark Club Sports Bar, Karma Fine Indian Cuisine.
- HOTELS** Doubletree by Hilton, Best Western Airport Inn, Royal Hotel Calgary, and more.
- LIFESTYLE** Minutes to Deerfoot City Mall, Sunridge Mall, and YYC International Airport.

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