



**Patrick White** *Associate*

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<b>Unit Sizes</b>	<p><b>Unit 175:</b> 2,744 SF  <b>Unit 170:</b> 1,443 SF  <b>Unit 165:</b> 1,443 SF  <b>Unit 160:</b> 1,443 SF</p>
<b>Availability</b>	Immediately
<b>Zoning</b>	C-C2
<b>Signage</b>	Available
<b>Construction</b>	Stucco, ACM
<b>Building Height</b>	18'
<b>Lease Rate</b>	Market
<b>Op Costs + Property Taxes</b>	\$12.12 PSF (Est. 2025)
<b>Parking</b>	Over 500 Stalls available, on site
<b>Renovation</b>	2024
<b>Highlights</b>	<p>Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn</p> <p>4 CRUs available: starting at 1,443 to 2,744 SF</p> <p>30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE</p> <p>Anchored by Sobey's, Calgary's first Planet Fitness &amp; Dollarama</p> <p>Developed, owned and managed by Telsec Property Corporation</p>



**Unit 175**  
2,744 SF

**Unit 170**  
1,443 SF

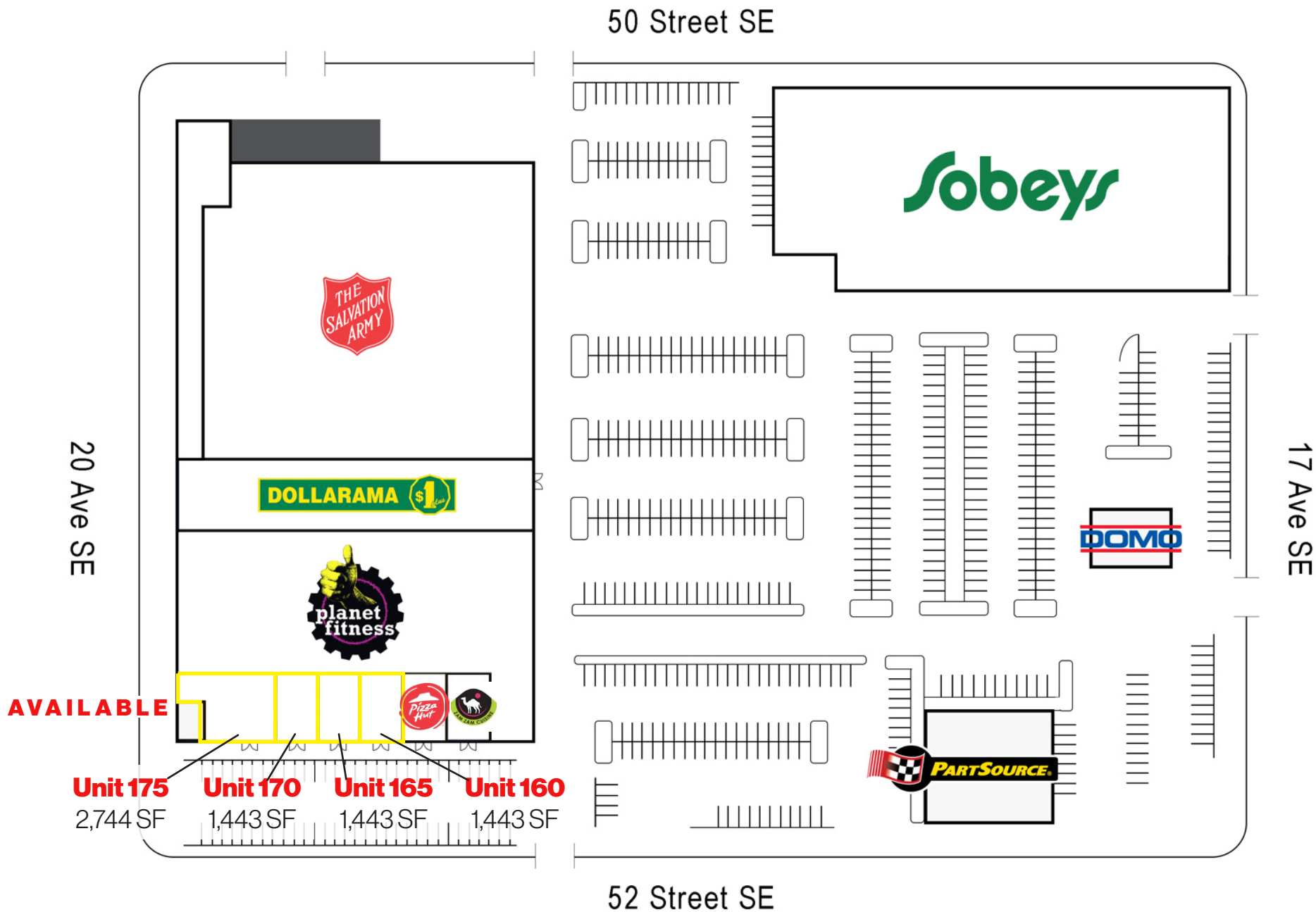
**Unit 165**  
1,443 SF

**Unit 160**  
1,443 SF

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## Forest Lawn

## Penbrooke Meadows

## Elliston Park

Keeler School  
Calgary Board of Education

Forest Lawn High School  
Calgary Board of Education

Jack James High School  
Calgary Board of Education

Ernest Morrow School  
Calgary Board of Education

Penbrooke Meadows School  
Calgary Board of Education



**Property Location**

52 STREET SE

17 AVENUE SE



**NEIGHBORHOOD**  
Forest Lawn

**POPULATION 3KM**  
71,256

**MEDIAN AGE**  
39.9

**HOUSEHOLD INCOME**  
\$66,117

**TRAFFIC COUNT**  
27,000 VPD | 17 Avenue & 54 Street

# Thank you for your Interest



**BlackstoneCommercial.com**

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For more information, please contact one of our Associates.