

Ranchlands Village

1829 Ranchlands Boulevard NW | Calgary, Alberta



Retail / Office Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Angela Hill
Director, Leasing
403.692.4641 | 403.801.4045
ahill@ronmor.ca



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

Availability: Immediate

Lease Rate: Market

Annual Operating Costs: \$24.74 PSF

Term: 5-10 years



LOCATION

1829 Ranchlands Boulevard NW | Calgary, Alberta



- | | | | | | |
|---|----------------------|---|----------------|---|--------------------------------------|
| 1 | Crowfoot LRT Station | 4 | RONA | 7 | Calgary Co-op Grocery / Gas / Liquor |
| 2 | Tim Horton's | 5 | Cineplex Odeon | 8 | Starbucks |
| 3 | Royal Bank of Canada | 6 | Safeway | 9 | Melcor YMCA at Crowfoot |

SITE PLAN



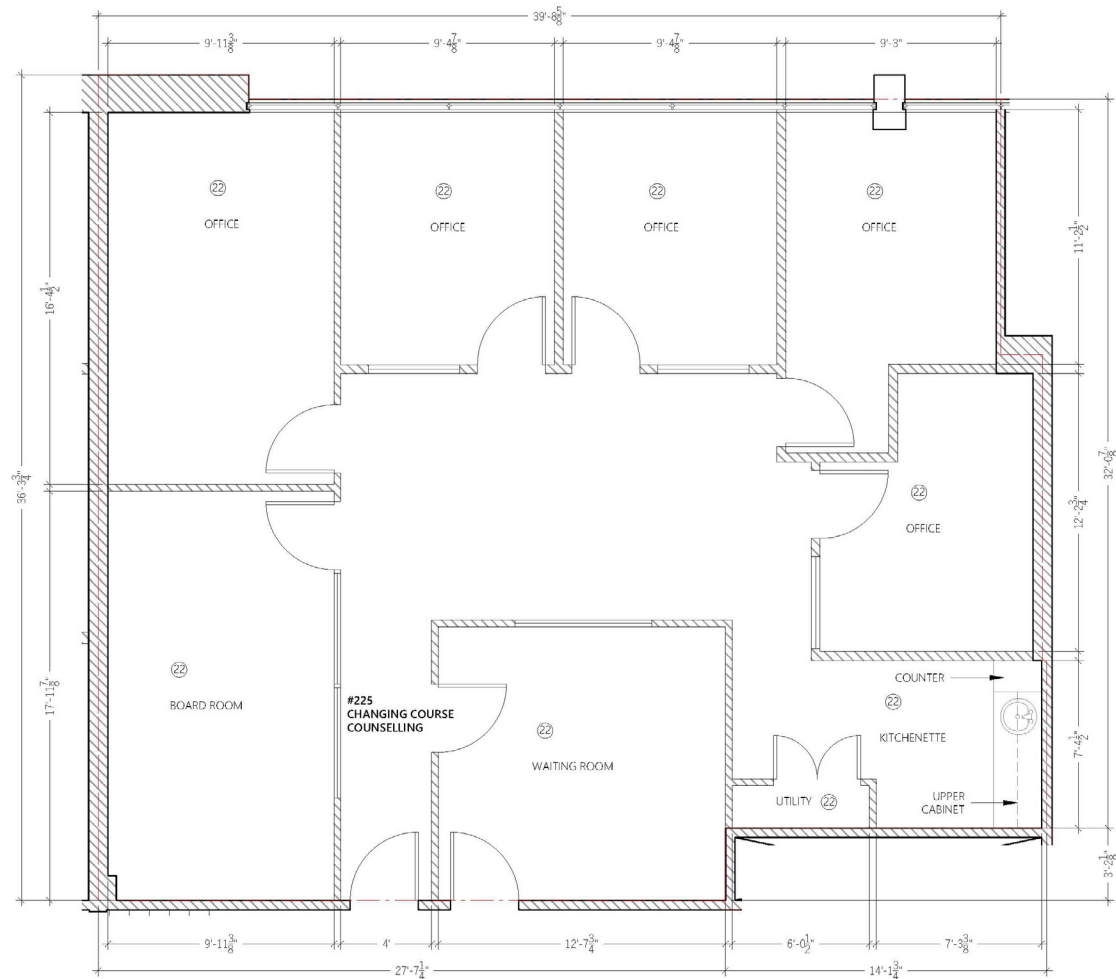
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PHOTOS | SUITE 225



FLOOR PLAN | SUITE 225

1,645 SF - Second Floor Office



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CENTRE PHOTOS



IDEAL USES

