

423 to 427 - 58 Avenue SE

Calgary, Alberta



Industrial Leasing Opportunity



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

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PROPERTY OVERVIEW



Central location close to Chinook Centre and new 61st Avenue greenway corridor



Excellent exposure and visibility to busy 58th Avenue (+24,000 vehicles/day)



Prominent building / pylon signage available



On-site surface parking



Easily accessible via MacLeod, Glenmore, and Blackfoot Trails



DC zoning

Vacancy Details

Landlord's Legal Name: Hampton Development Ltd.

Rentable Area: Unit 427 | 5,358 SF
Unit 423 | 4,075 SF

Annual Lease Rate: Market

Annual Operating Costs: ±\$9.00 PSF (2026)

Availability: Immediate

Term: Month-to-Month

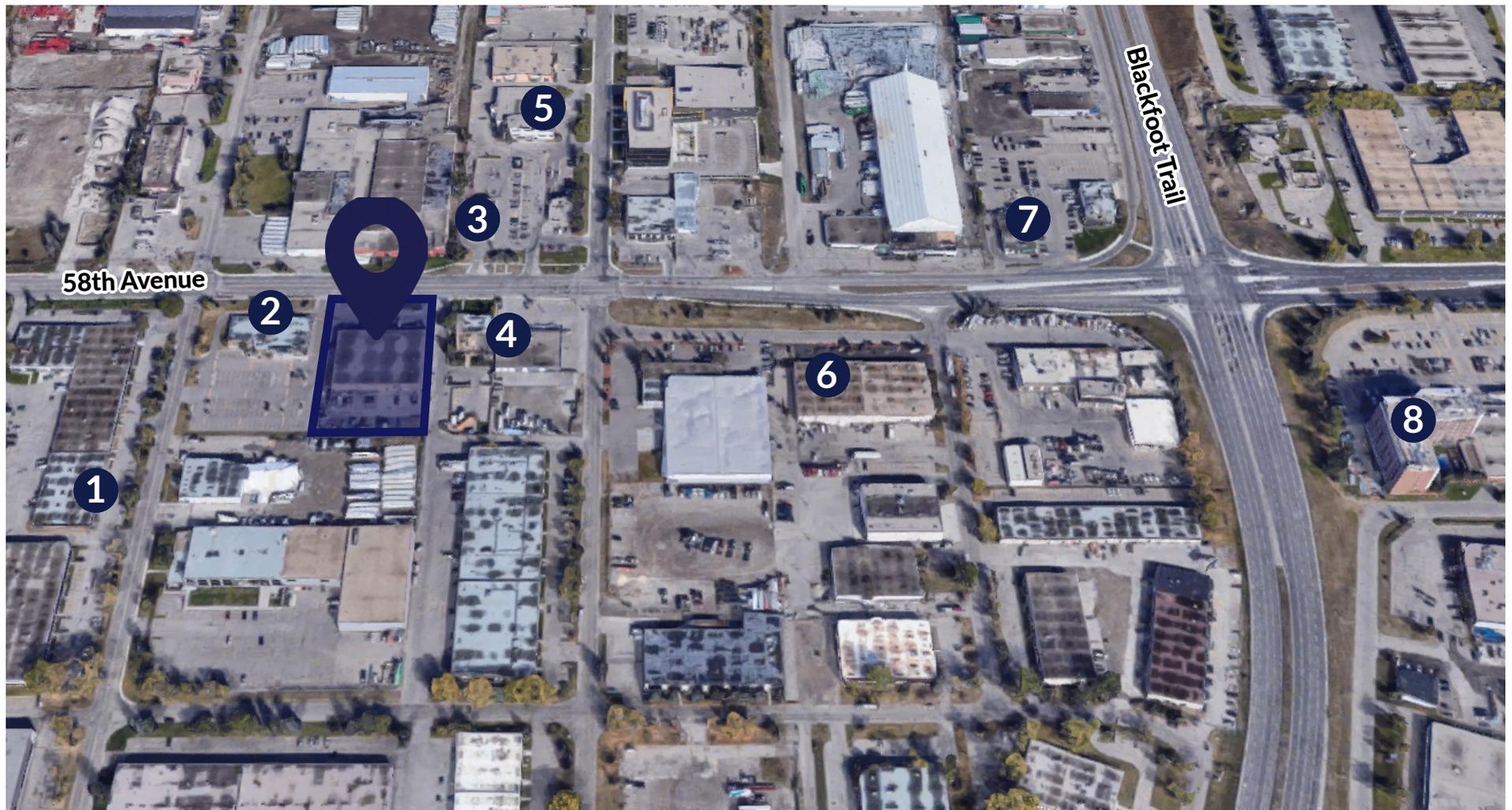
Loading: Unit 427 | 2 loading doors
Unit 423 | 1 loading door

Parking: On-site surface



LOCATION

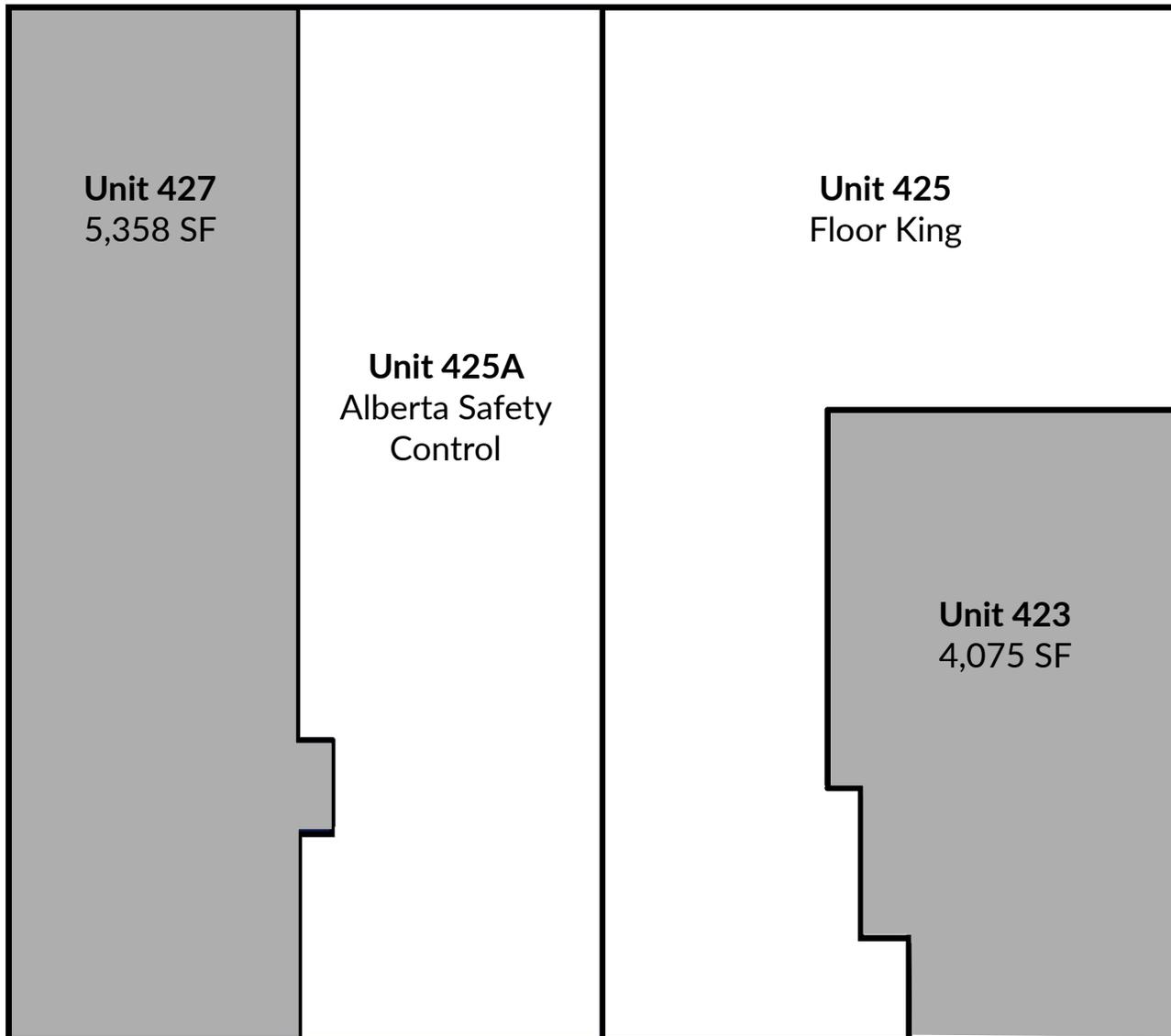
423 to 427 - 58th Avenue S.E. | Calgary, Alberta



Nearby Businesses

- | | | | |
|-------------------------------|-----------------------|------------------------------|--------------------------------|
| 1 Axe Throwing Calgary | 3 Tim Horton's | 5 Bow River Brewing | 7 Enterprise Rent-A-Car |
| 2 RBC Bank | 4 Subway | 6 Shuswap Ski & Board | 8 Hotel Blackfoot |

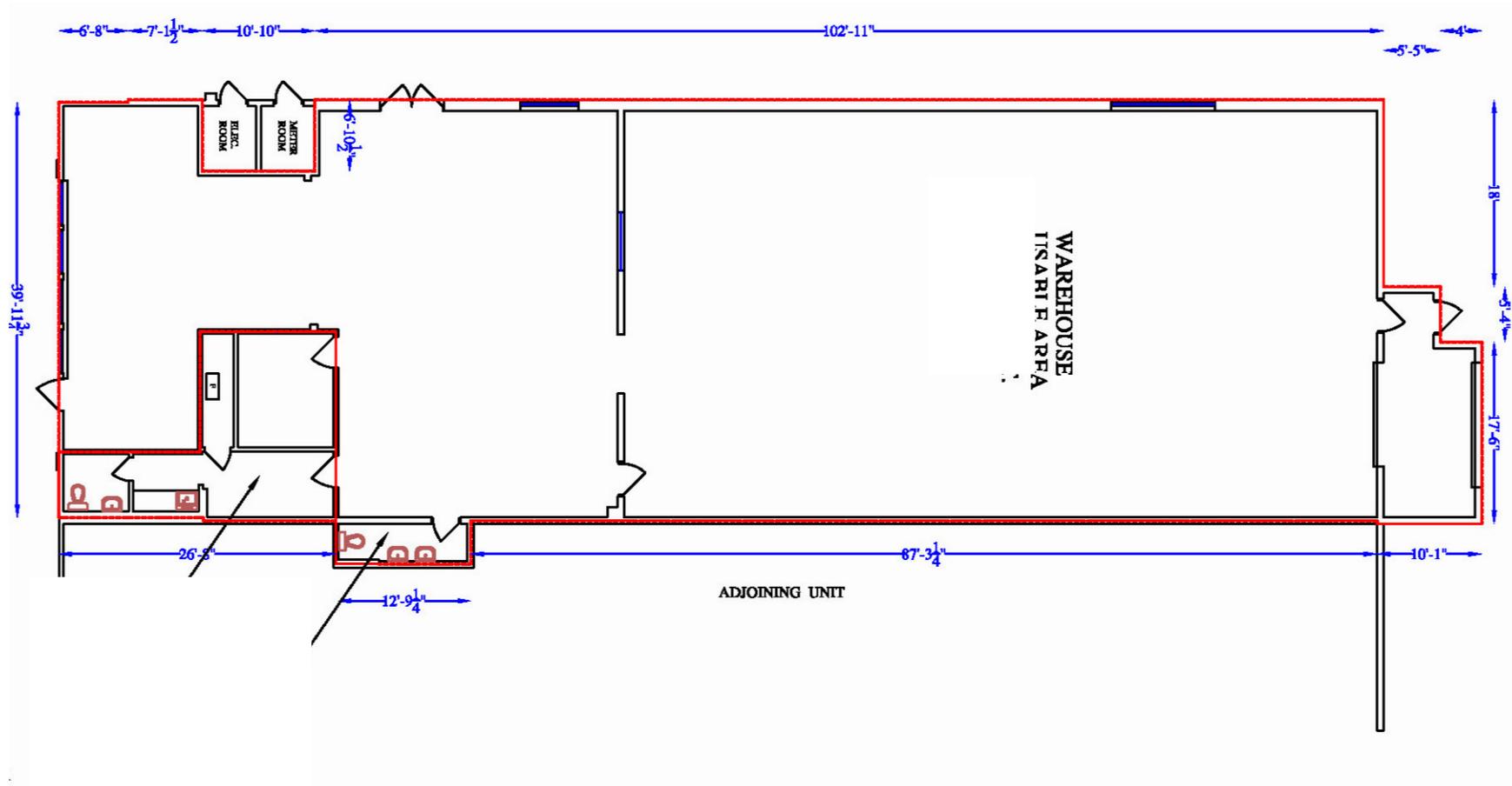
SITE PLAN



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FLOOR PLAN

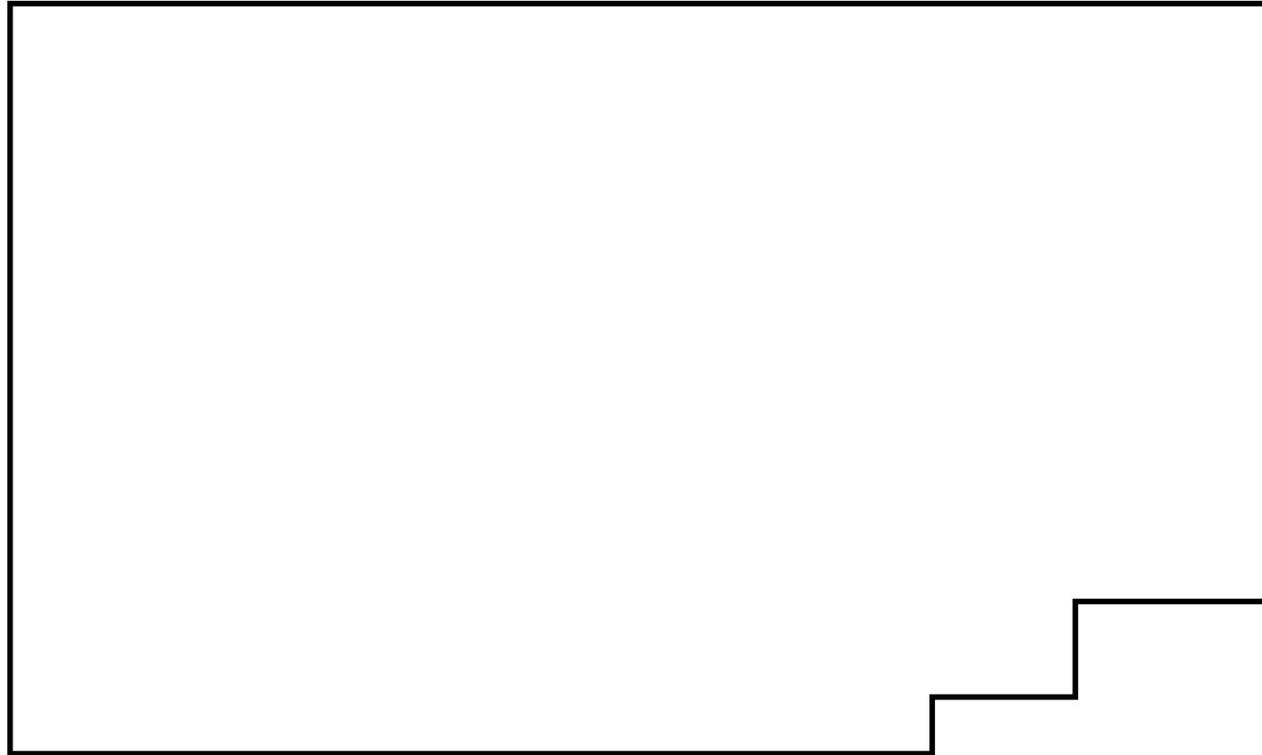
Unit 427 | 5,358 SF



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FLOOR PLAN

Unit 423 | 4,075 SF



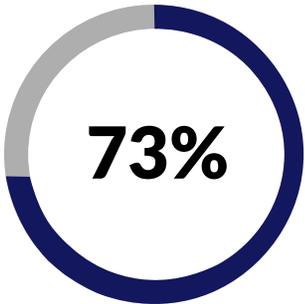
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	729	36,182	162,142
Daytime Population	Sum	11,309	130,325	463,213
Total Households	Sum	382	19,350	82,156



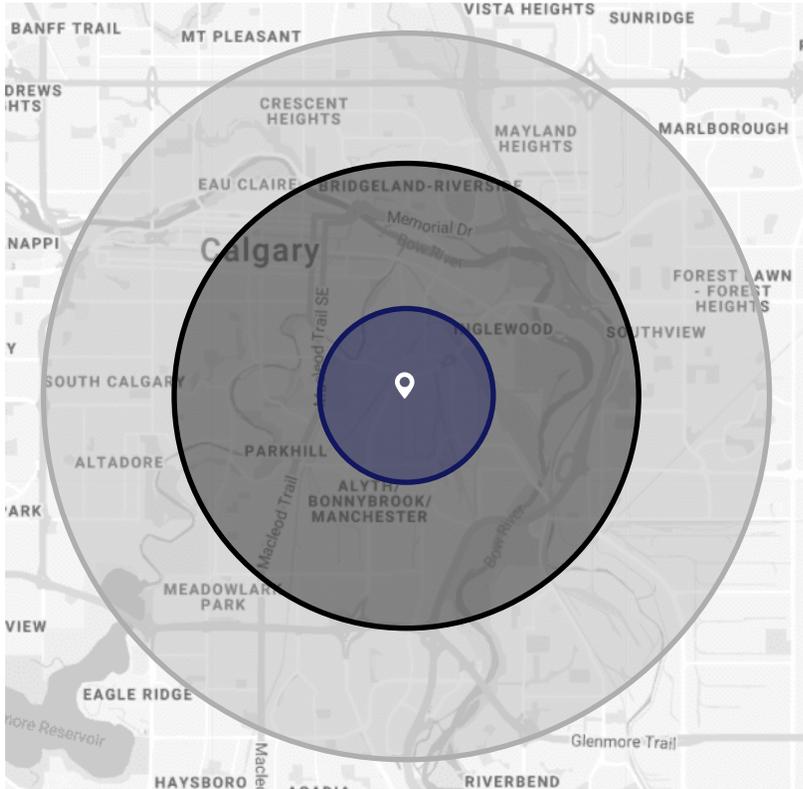
Median age
36 years old



Employment Rate
within 1 km radius



Median Household Income
\$114,643



1 km Radius 3 km Radius 5 km Radius



Primary age group suitability
22-37
year olds



MOST of the population in the surrounding area have white collar professions