

➤ Direct exposure to over 53,000 vehicles per day

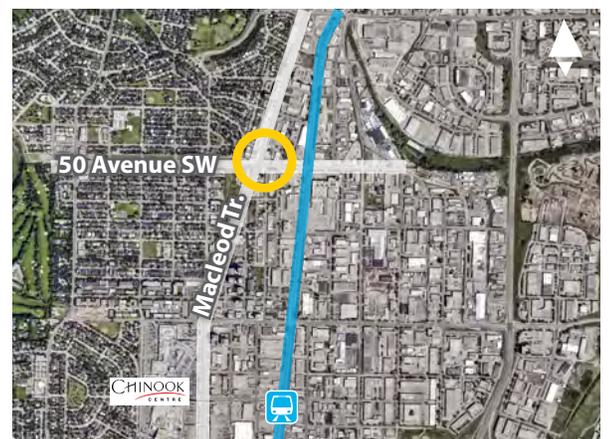
**PRICE
ADJUSTED**



FREE-STANDING RETAIL BUILDING ON MACLEOD TR. FOR SALE

5008, 5010, 5014 Macleod Tr. S
Calgary

» Busy 'all turns' intersection of Macleod Trail and
50th Avenue SW



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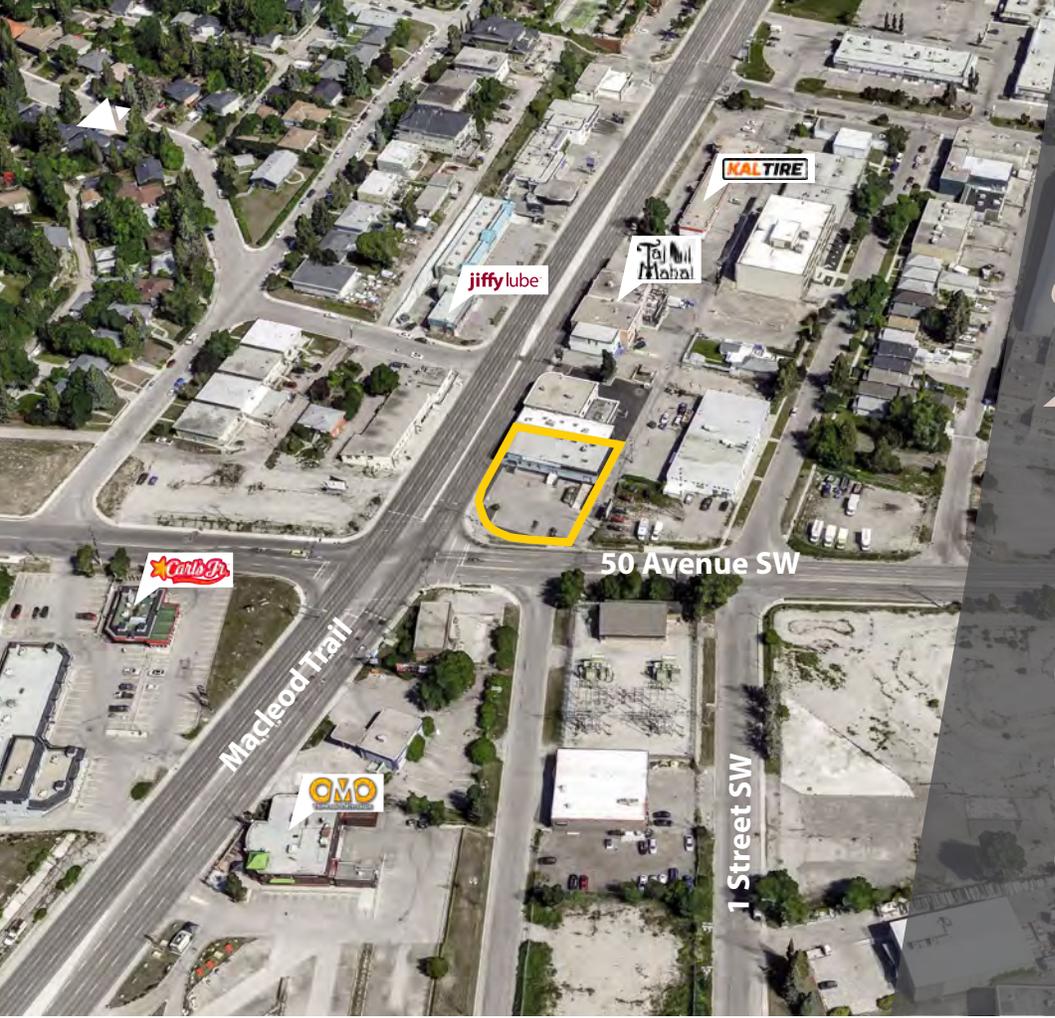
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics (2 km radius)

Population **17,228** Median Age **39.4**
 Average Household Income **\$205,057**

Current Consumption / Household

\$18,953 FOOD
\$8,166 RECREATION
\$7,105 LIQUOR/TOBACCO
\$7,074 HEALTH CARE
\$2,863 PERSONAL CARE
\$5,925 CLOTHING

Source: Statistics Canada

SALE INFORMATION

MUNICIPAL ADDRESS:
5008, 5010, 5014 Macleod Tr. S, Calgary

LEGAL DESCRIPTION:
Plan 5360 AM, Block 6, Lots 35-41

ZONING: C-COR3 f3.0 h46

YEAR OF CONSTRUCTION:
1951 and 1959 with subsequent additions in 2003 and 2007

GROSS LEASABLE AREA:
8,083 sq. ft. – main floor
5,167 sq. ft. – lower floor

TOTAL: 13,250 sq. ft.

TOTAL SITE AREA: 17,421 sq. ft.

POWER: 400A (TBV)

PARKING: 18 surface parking stalls

2026 ASSESSMENT: \$4,517,000

2025 TAXES: \$101,784.24

PRICE: ~~\$5,400,000~~ \$4,999,000 **PRICE ADJUSTED**



- » Potential to demise the property into multiple units
- » 3.0 FAR allows for future development up to three times the site area







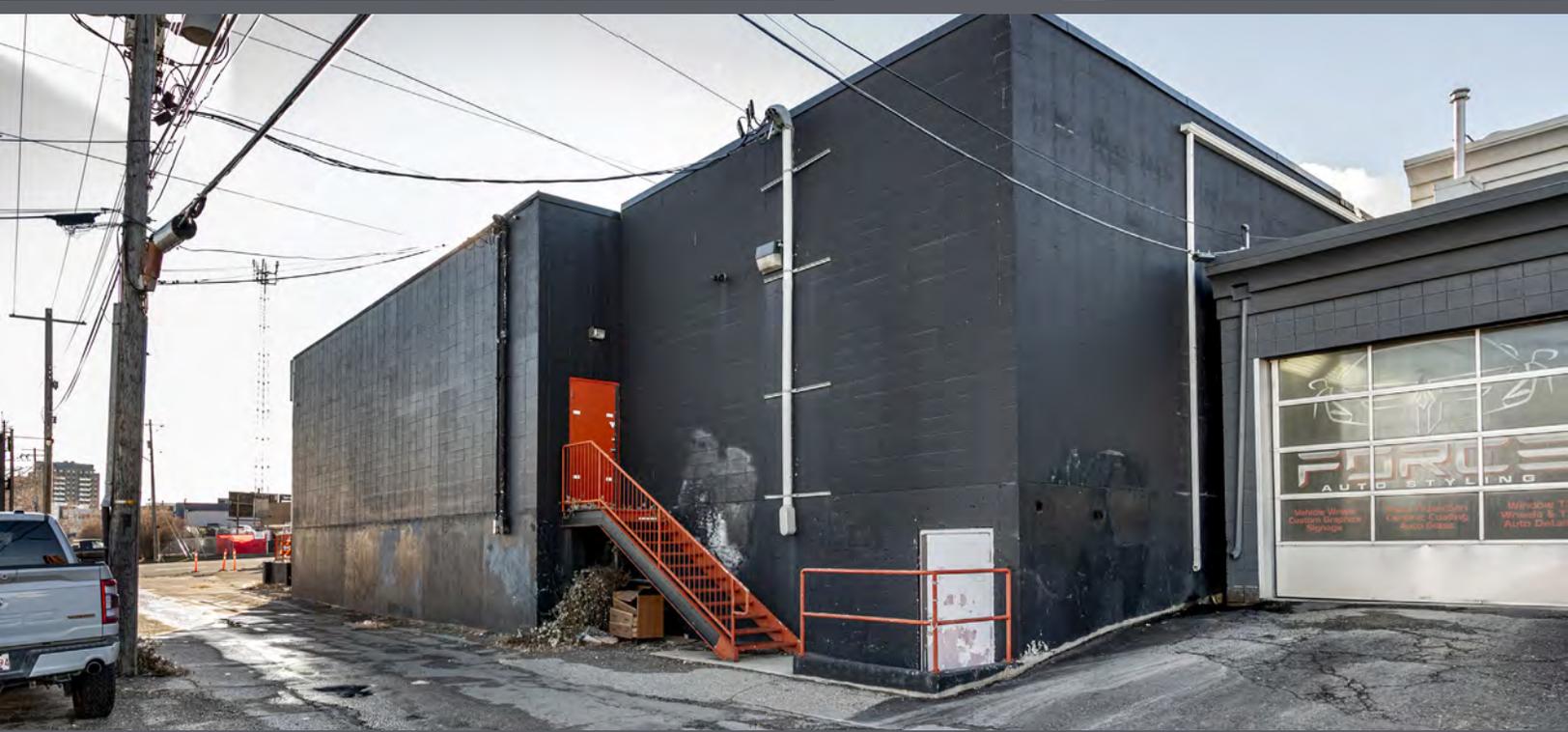
Lower floor



Lower floor



Lower floor



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LOCAL EXPERTISE MATTERS