



FOR LEASE

CLAYBURN CENTRE

950-10,750 SF Prime Retail, Showroom, Office & Service
Space off International Avenue, adjacent to RONA



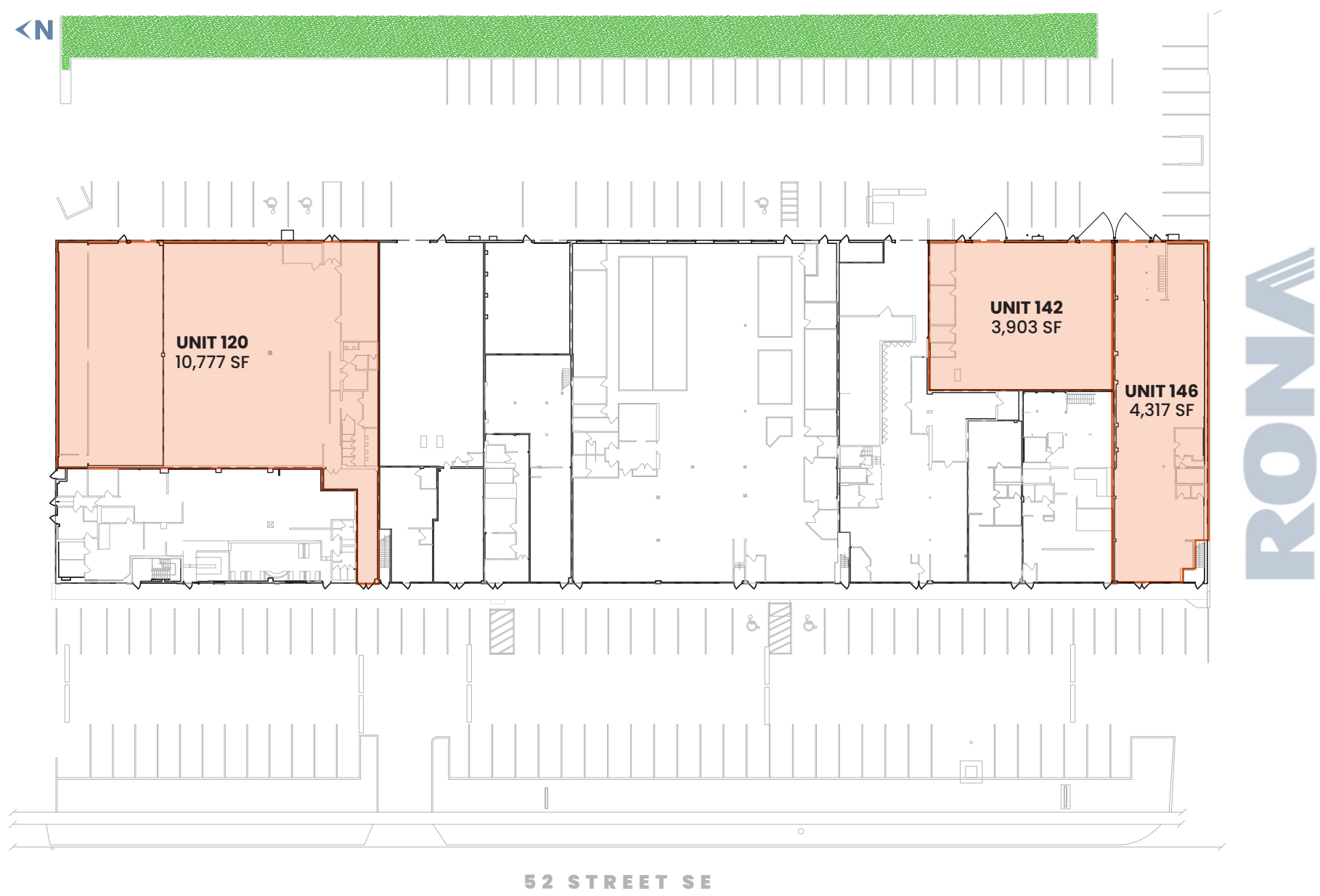
1830 - 52 STREET SE / CALGARY, ALBERTA

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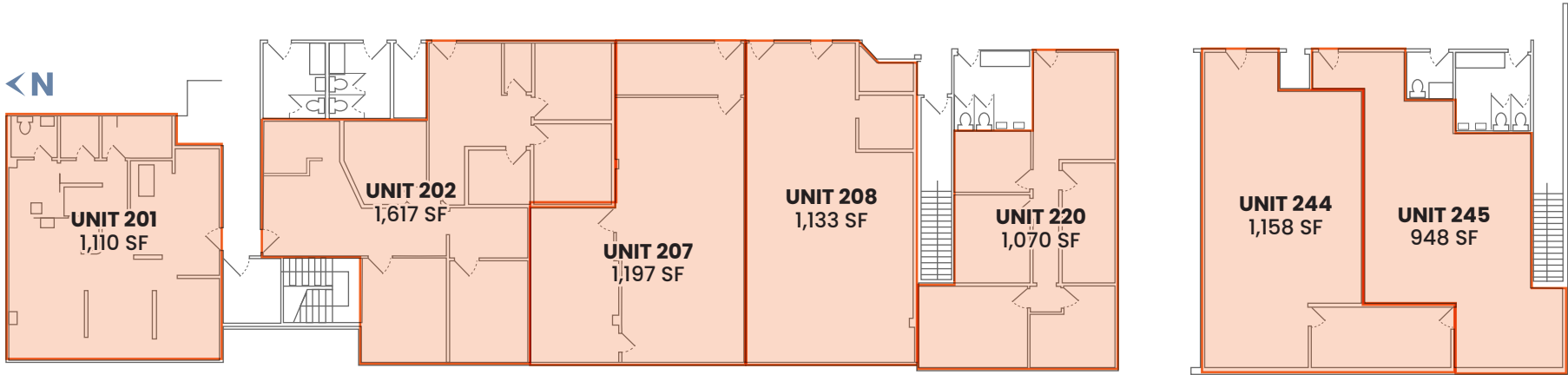
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MAIN FLOOR FLOOR PLANS



SECOND FLOOR FLOOR PLANS



52 STREET SE



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available:

MAIN FLOOR

Unit 142r: 3,903 SF

Unit 146: 4,317 SF

Unit 142r/146: 8,220 SF

Unit 120: 10,777 SF

SECOND FLOOR

Unit 201: 1,110 SF

Unit 202: 1,617 SF

Unit 207: 1,197 SF

Unit 208: 1,133 SF

Unit 220: 1,070 SF

Unit 244: 1,158 SF

Unit 245: 948 SF

Op Costs:

\$7.06 (Est. 2026)

Address:

1830 - 52 Street SE, Calgary, AB

District:

Forest Lawn Industrial

Zoning:

C-COR3

Year Built:

1965 (renovated 1992)

Building Square Footage:

75,155 SF

Clear Height:

20'

Parking:

Surface - 85 Stalls

Availability:

Immediately

PROPERTY FEATURES

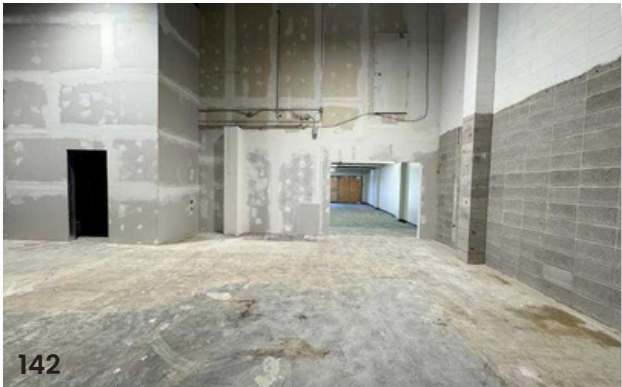
- **High-exposure retail** opportunities from 950 - 10,750 SF.
- Located in the heart of Calgary's **International Avenue** corridor.
- Traffic counts exceeding **45,000 vehicles per day**.
- **Prominent pylon signage** and strong storefront visibility.
- **Co-tenancy with RONA Pro** drives consistent customer traffic.
- **Flexible layouts** for retail, showroom, restaurant, or service uses.
- **Easy access** to major east-west and north-south transportation routes.
- **Strong demographics** and established commercial trade area.



INTERIOR FEATURES // Photo Gallery



142

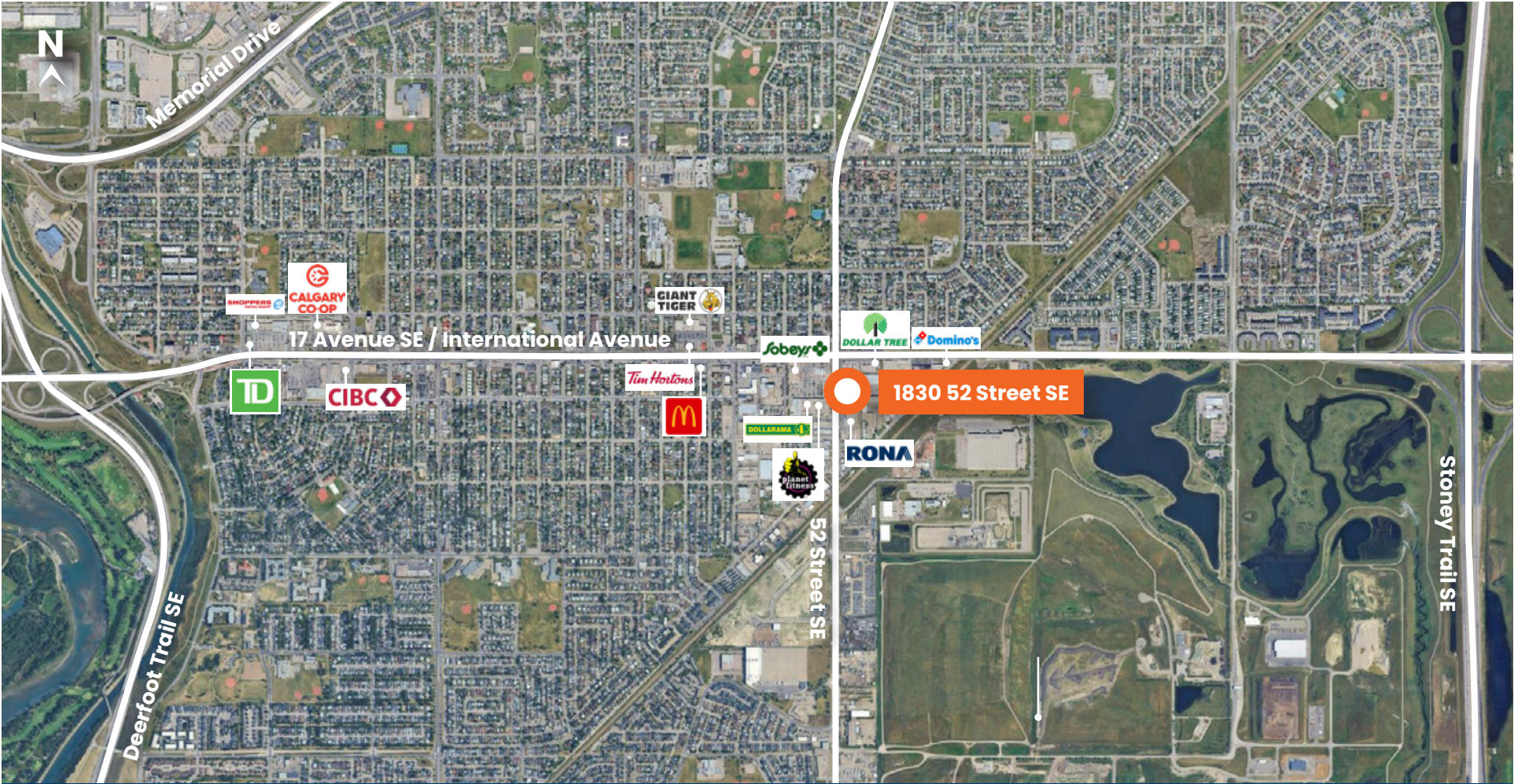


142



146

LOCATION



Neighbourhood
Forest Lawn Industrial



Population 3km
75,858



Drive Times
Deerfoot Trail SE: **8 minutes**
Calgary Airport: **19 minutes**



Prime Location



Bus / Train Routes



Ample Parking



Household Income
\$78,893



Median Age
40

Traffic Count
45,000 VPD | 17 Ave & 52 Street SE



Grocery & Shopping



Fuel / Charging Stations



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