

# Retail for Lease Square 32 Centre



## Rethinking Commercial Real Estate

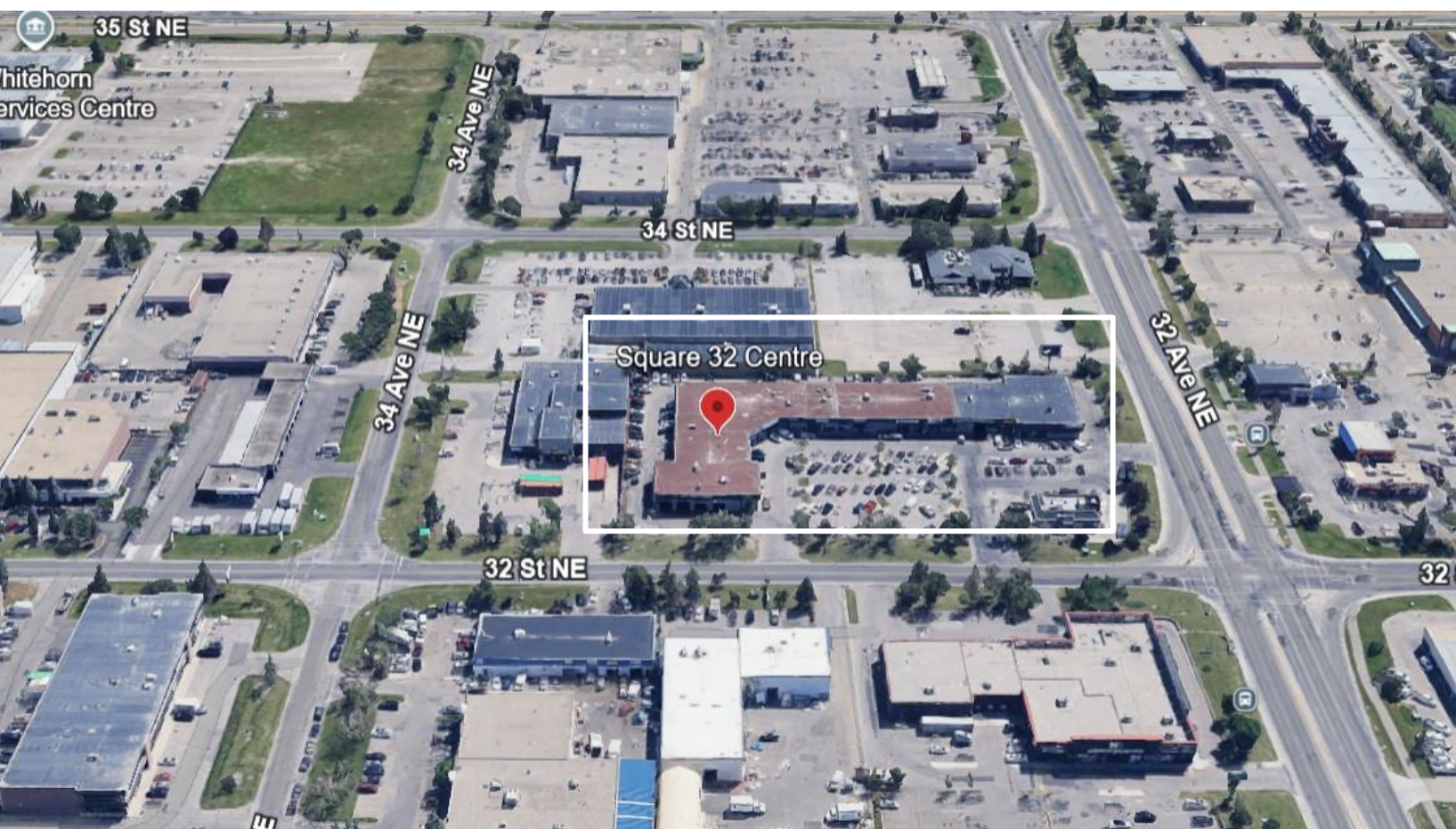
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**Darin Vaza, Associate**

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# 3370 32<sup>nd</sup> Street NE



<b>Address:</b>	<b>3370 32<sup>nd</sup> Street NE</b>
<b>Available Units:</b>	1,000 – 8,500 ± SF
<b>Asking Rent:</b>	Market
<b>Additional Rent:</b>	15.00 (2025 Estimate)
<b>Additional Notes:</b>	Plaza has 3 different entry/exit points and the intersection where the plaza is located sees over 30,000 vehicles each day.

- **The Property:** The Square 32 Centre (formerly known as Horizon Auto Centre) is a one-story, 40,000 Square Foot Professional Retail Centre serving greater North-East Calgary.
- **Major Renovations Underway:** The Plaza is undergoing a significant upgrade, featuring a brand-new facade, enhanced landscaping, a modern new signage pylon, and more.
- **Diverse Tenant Mix:** Drive traffic with variety of current tenants, including national brands such as: KFC, Kal Tire, Hertz, Midas Auto
- **In the heart of the community:** 0.5 km to Peter Lougheed General Hospital, 0.5 km to Costco Wholesale, Staples Memory Express, Freestone Produce, Michaels, Toys R Us, and London Drugs, Best Buy, and Sunridge Mall
- **Newly Improved Signage:** Signage and exposure opportunities for both retail and professional tenants are unparalleled.

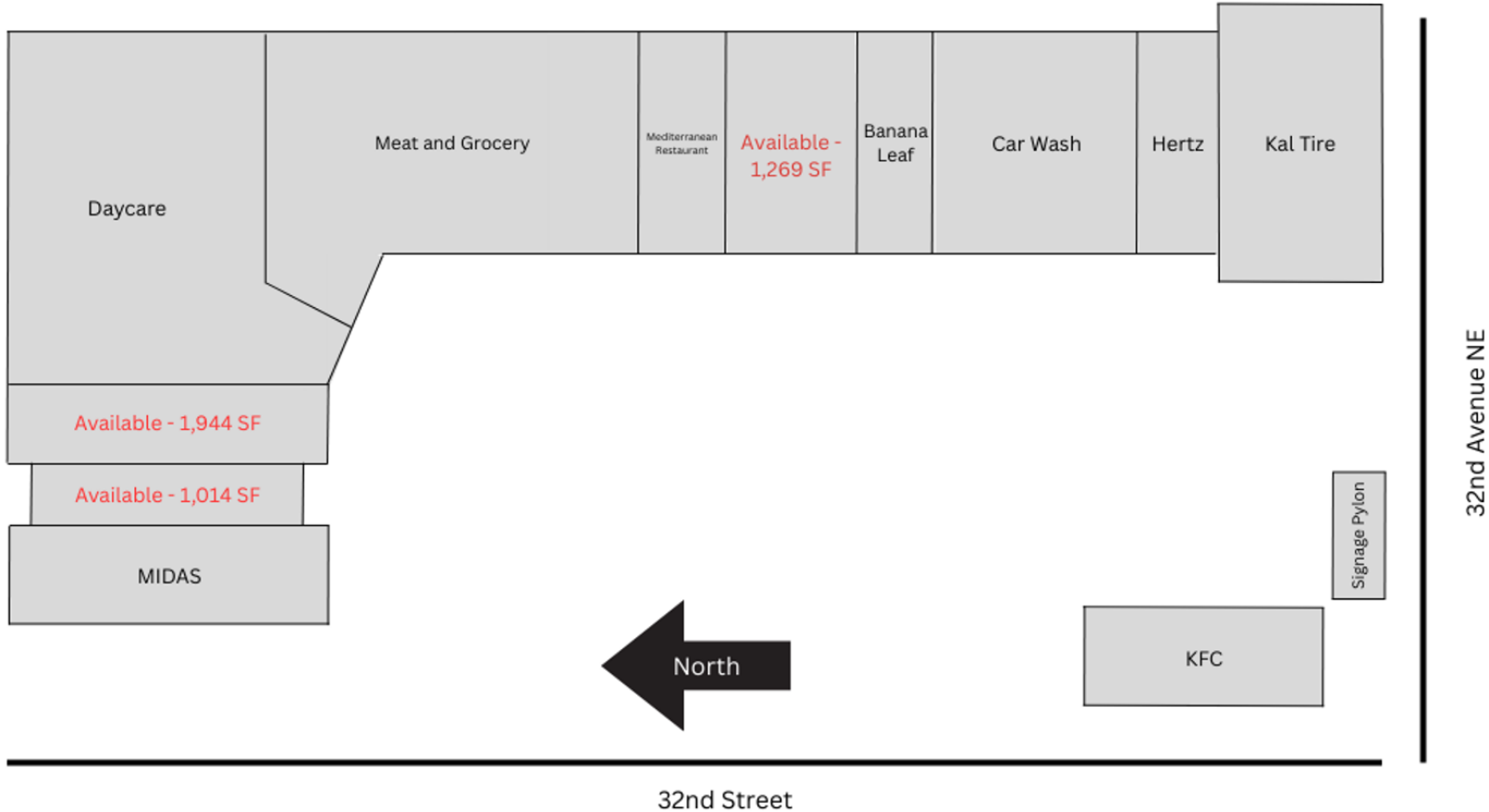
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## Site Plan



Ideal uses for this Prime Commercial Space are as follows:

Dental Clinic

Aesthetics Clinic

Hair/Nail Salon

Barber Shop

Liquor Store

Restaurants

Electronic Repair Shop

Pizza

QSR Various

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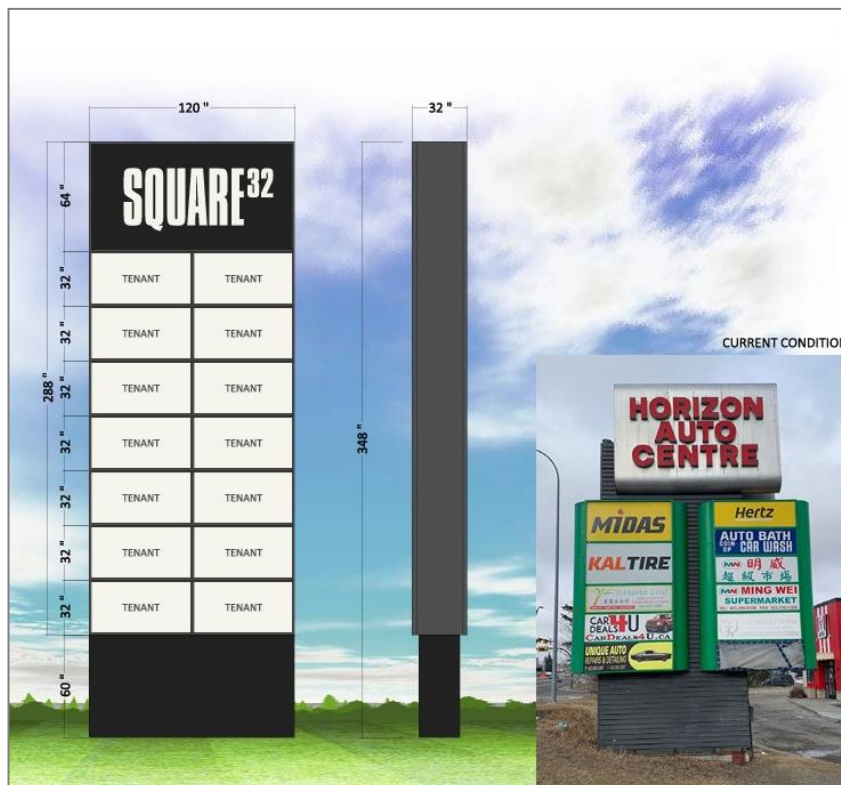
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Rendering

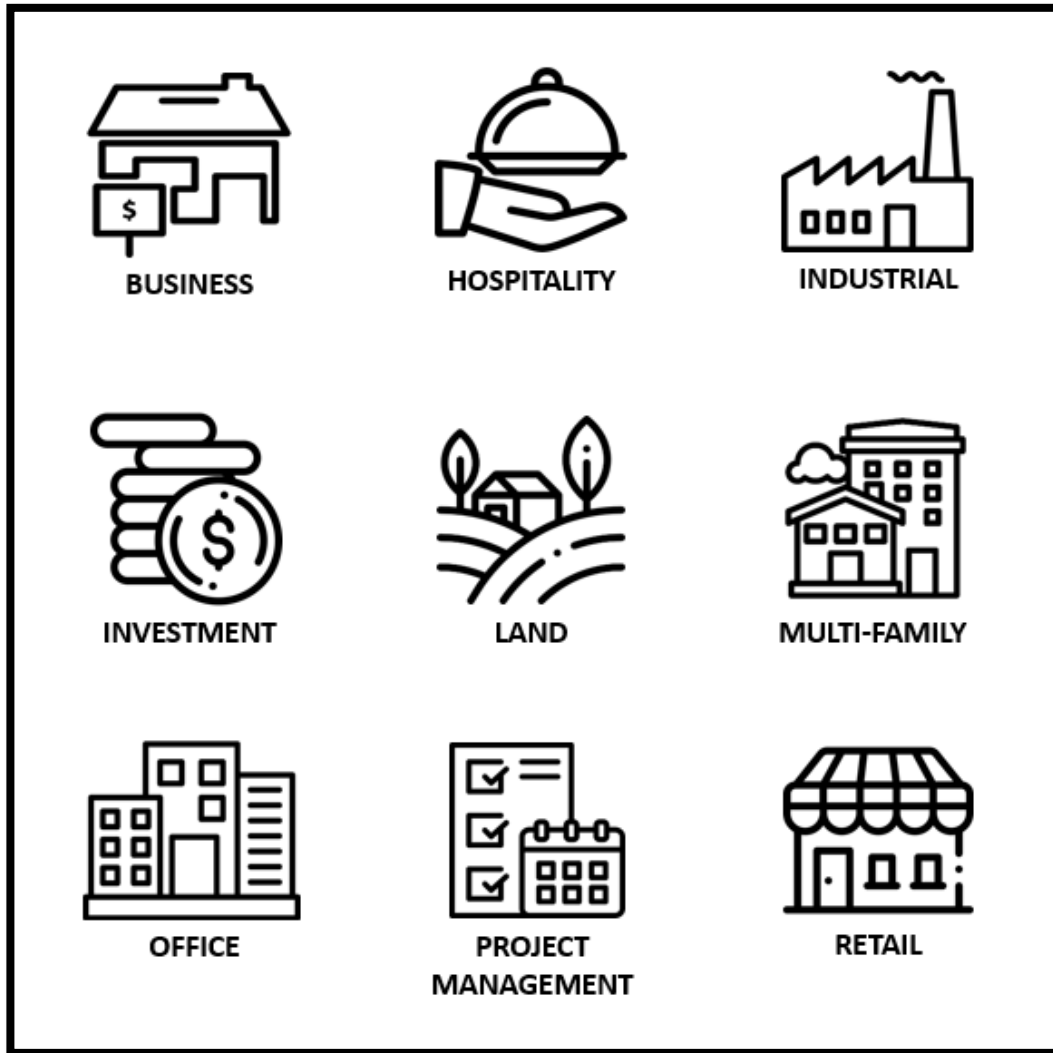


Old signage currently being removed

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