

FOR LEASE

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



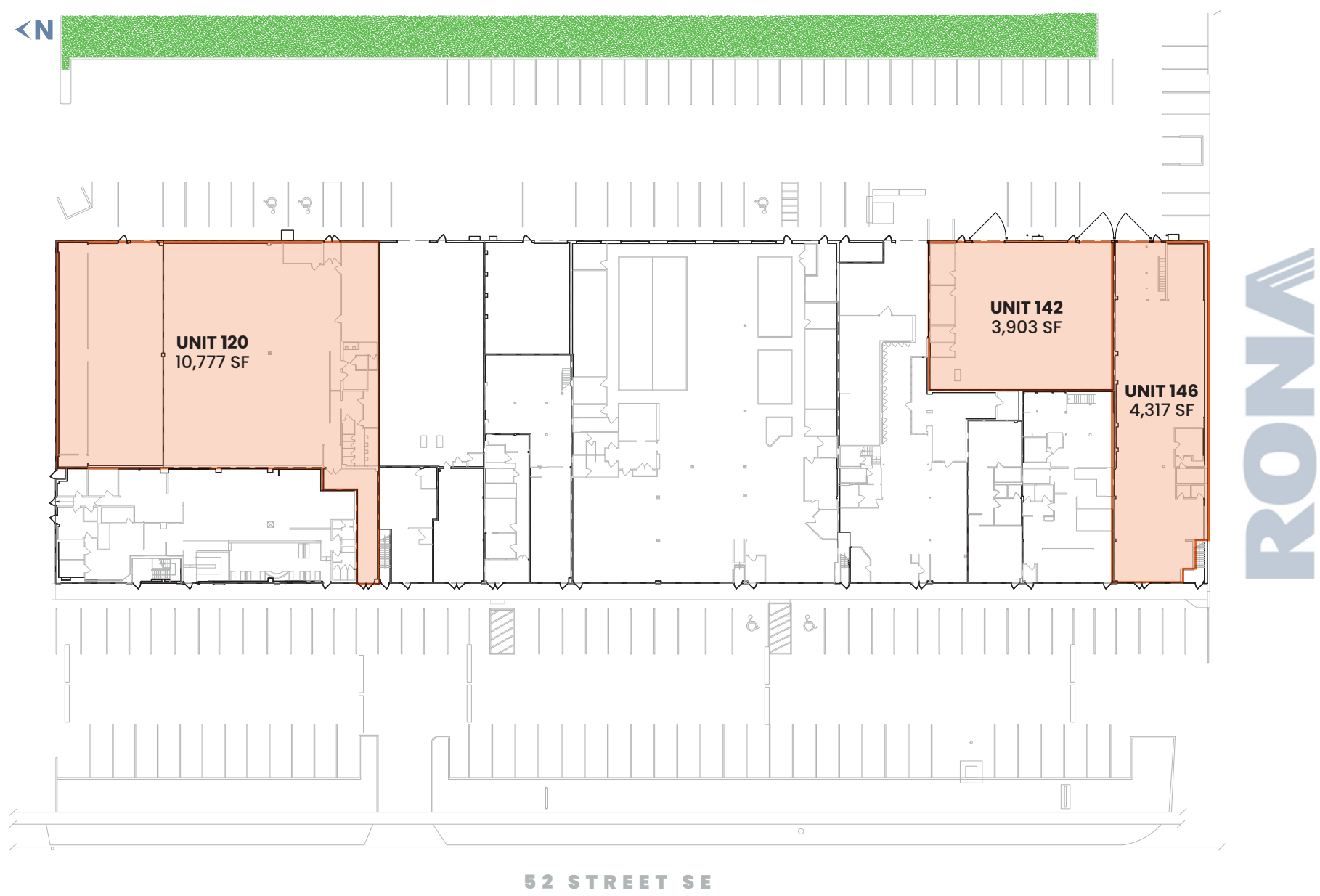
CLAYBURN CENTRE | 1830 - 52 Street SE, Calgary AB

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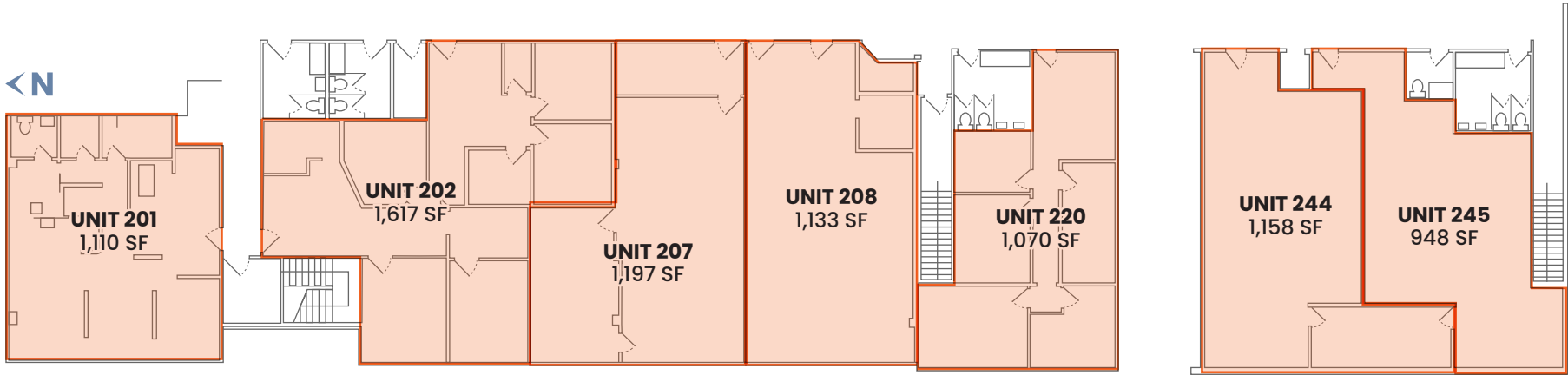
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MAIN FLOOR FLOOR PLANS



SECOND FLOOR FLOOR PLANS



52 STREET SE



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available:	MAIN FLOOR	SECOND FLOOR	
	Unit 142r: 3,903 SF	Unit 201: 1,110 SF	Unit 220: 1,070 SF
	Unit 146: 4,317 SF	Unit 202: 1,617 SF	Unit 244: 1,158 SF
	Unit 142r/146: 8,220 SF	Unit 207: 1,197 SF	Unit 245: 948 SF
	Unit 120: 10,777 SF	Unit 208: 1,133 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

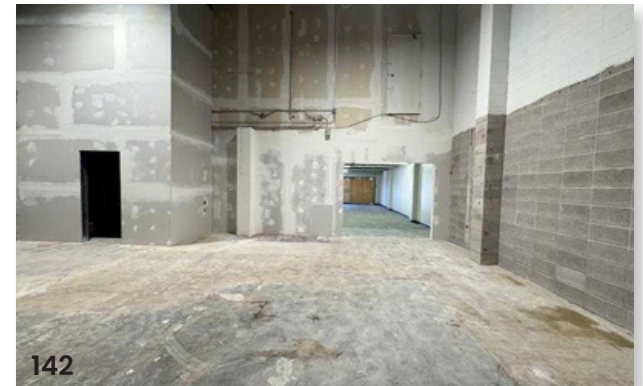
- **High-exposure retail** opportunities from 950 - 10,750 SF.
- Located in the heart of Calgary's **International Avenue** corridor.
- Traffic counts exceeding **45,000 vehicles per day**.
- **Prominent pylon signage** and strong storefront visibility.
- **Co-tenancy with RONA Pro** drives consistent 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

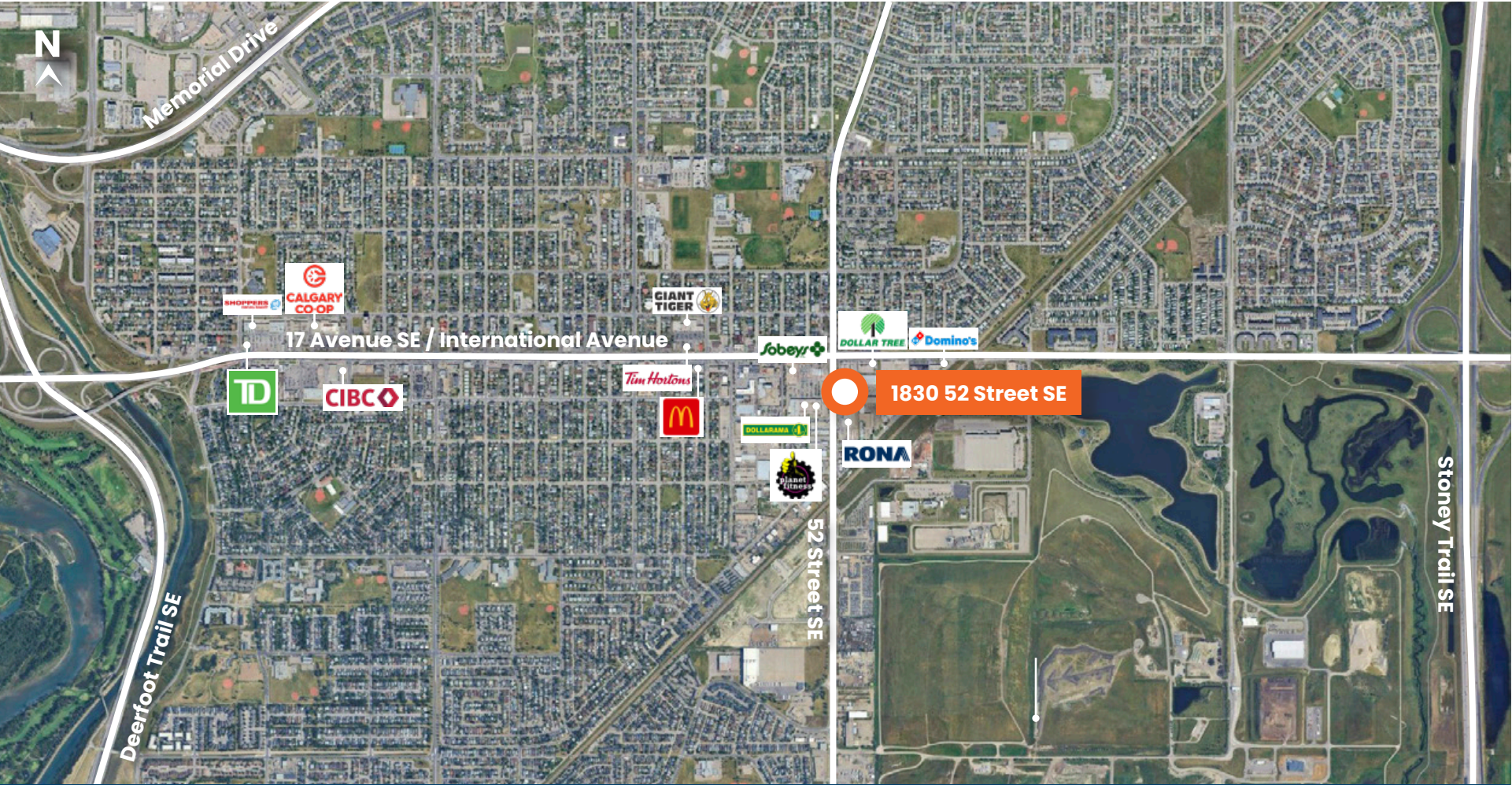


142



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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