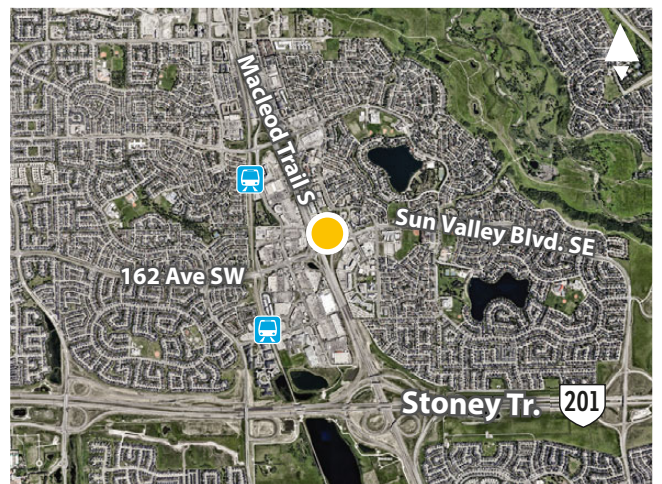




FREE-STANDING BUILDING FOR LEASE

380 Midpark Way SE
Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Doug Grinde, VICE PRESIDENT
c: 403-815-0283
o: 780-463-3332
dgrinde@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



PROPERTY INFORMATION

MUNICIPAL ADDRESS: 380 Midpark Way SE, Calgary.

ZONING: Direct Control – Bylaw No. 48Z2000

USE:

Currently operating as a Restaurant/Lounge.

Alternative uses allowable under existing zoning:

- » Hotels;
- » Laboratories;
- » Light manufacturing of materials, goods or products;
- » Mechanical reproduction and printing establishments;
- » Medical clinics;
- » Offices;
- » Parks and playgrounds;
- » Radio and television studios;
- » Restaurant/Drinking establishments
- » Signs - Class 1;
- » Signs - Class 2 - freestanding identification only;
- » Utilities.

SITE AREA: 3.6 acres (shared with Wingate Hotel)

BUILDING AREA:

Main floor: 7,023 sq. ft.

Basement: 655 sq. ft.

TOTAL: 7,678 sq. ft.

- » Single-storey free-standing building;
- » Possible to subdivide to ~2,600 and ~5,000 sq. ft.

PARKING: 215 on-site surface stalls

POWER: 600A 120/208V

HVAC: Rooftop

UTILITIES: Directly metered

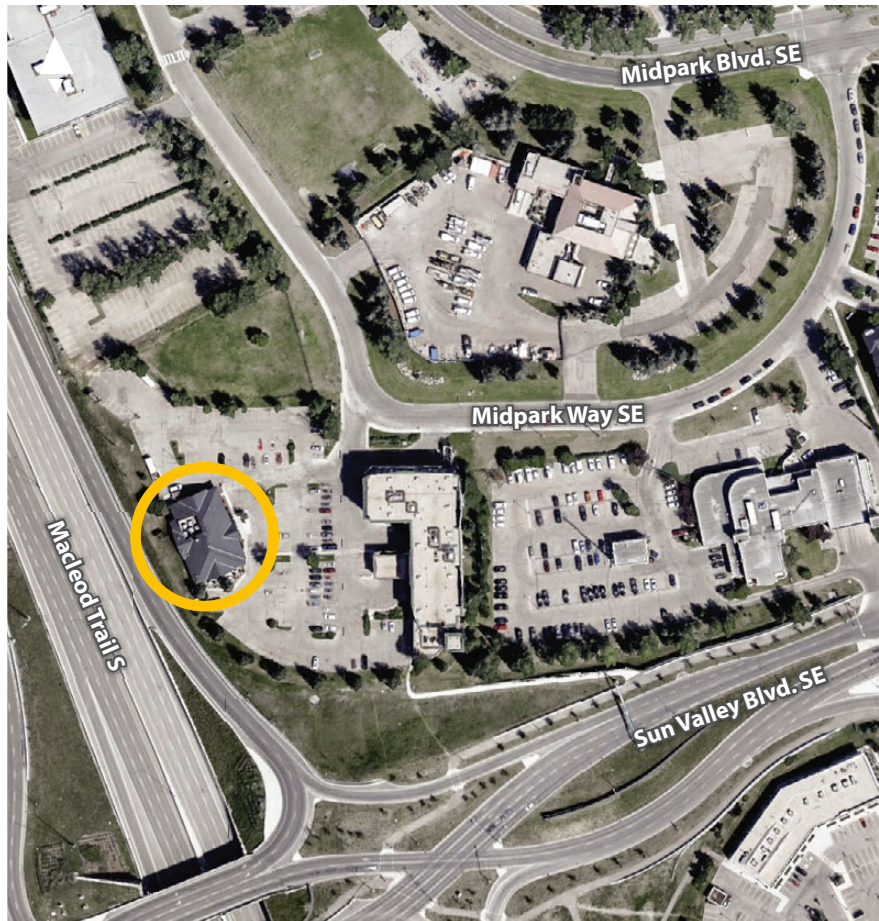
LOADING: Ground level – rear

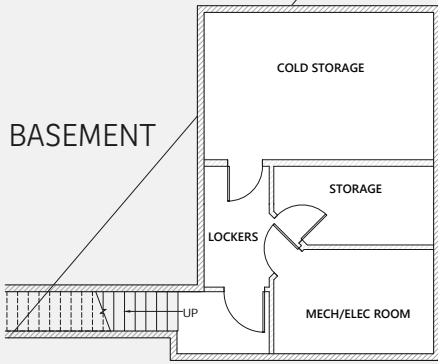
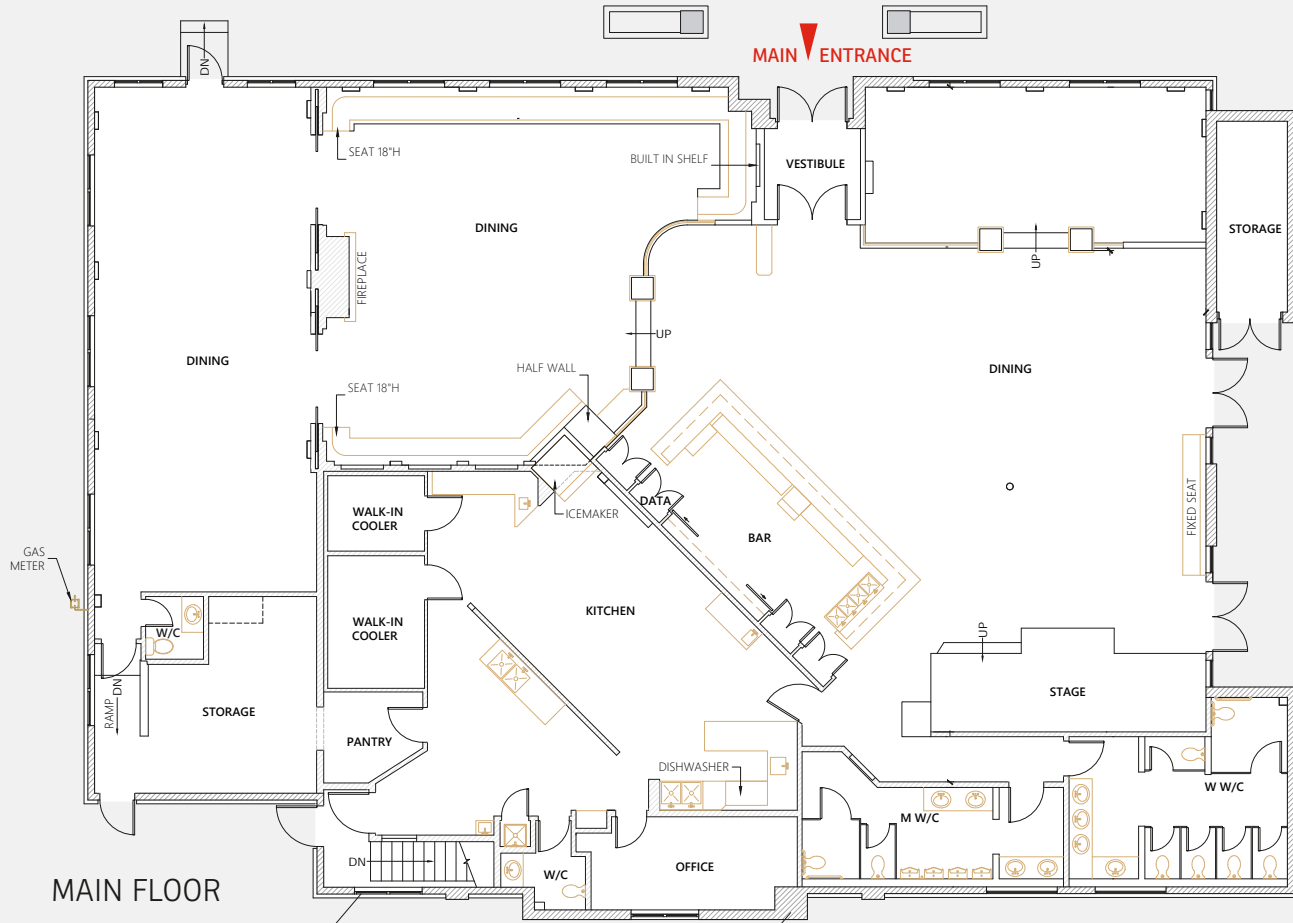
LEASE INFORMATION

OP. COSTS AND TAXES:

- » \$5.02 per sq. ft. (budgeted 2024);
- » Direct to tenant: utilities, janitorial, waste removal, tenant insurance.

NET RENT: Contact broker







The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.

