

AVAILABLE IMMEDIATELY



TURNKEY RETAIL SPACE FOR LEASE

DIRECT EXPOSURE TO 16,000 VEHICLES PER DAY ON 58TH AVE SW
STEPS AWAY FROM CHINOOK MALL AND CHINOOK LRT

CHINOOK
CENTRE

Prime Commercial Property with High Visibility and Convenient Access in SW Calgary

- ✓ Excellent exposure to 58 Avenue SW, servicing 16,000 vehicles per day.
- ✓ Ample surface parking.
- ✓ Multiple amenities in the area.
- ✓ Walking distance to Chinook LRT Station and Chinook Centre.
- ✓ Proximity to major thoroughfares including Macleod Trail SW, Blackfoot Trail ES and Glenmore Trail.

Macleod Trail SW

THE SALVATION ARMY
THRIFT STORE

58 Avenue SW

WORLD SERVE
THRIFT STORE

121 58 Avenue SW, Calgary, Alberta

Area Demographics

(5 km radius)



Population

162,904

2020

181,844

2025 ▲10.5%



Average Household Income

\$152,054

2020

\$174,374

2025 ▲11.4%



Median Age

38.0

2020

39.6

2025



Current Consumption

\$11,016,708,228

TOTAL SPENT

THE NIAZI GROUP | exp REALTY

CHINOOK
CENTRE

Macleod Trail SW



Staples

CHINOOK



MOJO'S LICENSE &
REGISTRY

CANADA
DIAGNOSTIC CENTRE

Honeywell

THRIFT
STORE

SITE

TRAFFIC COUNT

47,000 vehicles daily

HIGH-DENSITY
MULTI-FAMILY APARTMENTS

TRAFFIC COUNT

16,000 vehicles daily



58 Avenue SW

61 Avenue SW



LEASE INFORMATION

ADDRESS: 121 58 Avenue SW, Calgary

LANDLORD:  Property investment, development and asset management company.
enrightcapital.com

AVAILABLE FOR LEASE:

- **CRU1** 3,396 sq. ft Available for lease
- **CRU2** 3,332 sq. ft Available for lease

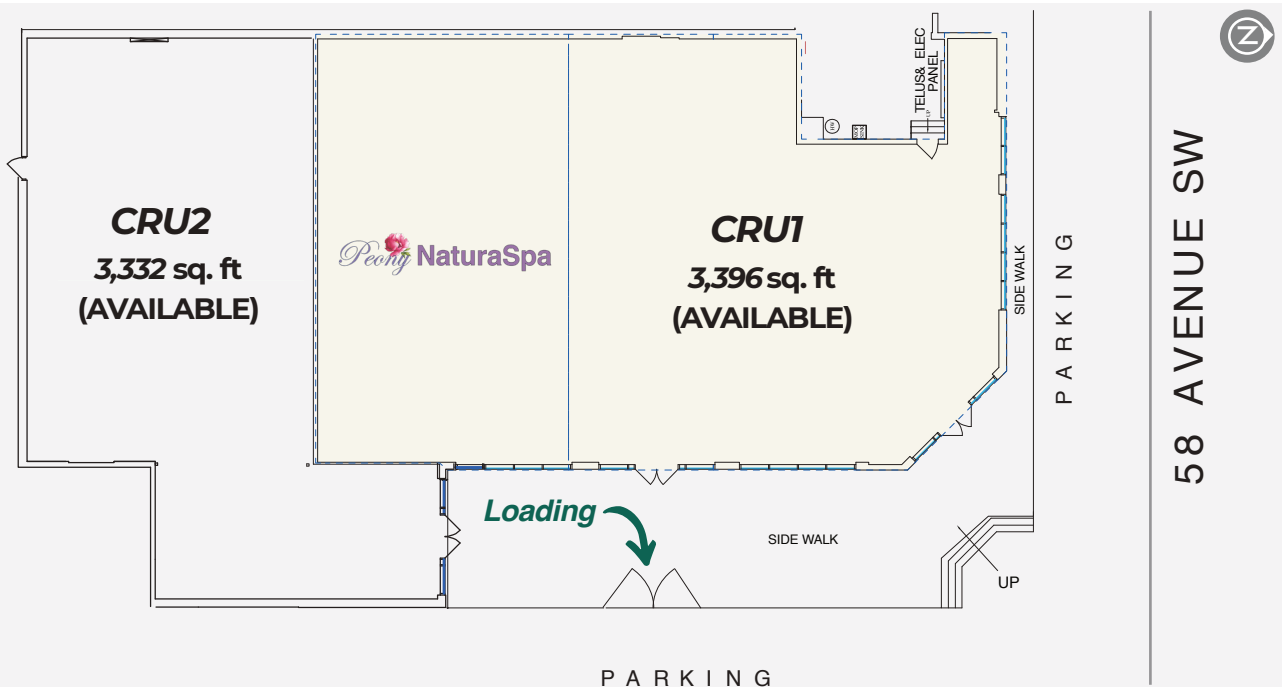
YEAR RENOVATED: 2021

AVAILABILITY: Fully fixtured and move in ready.

PARKING: Ample surface

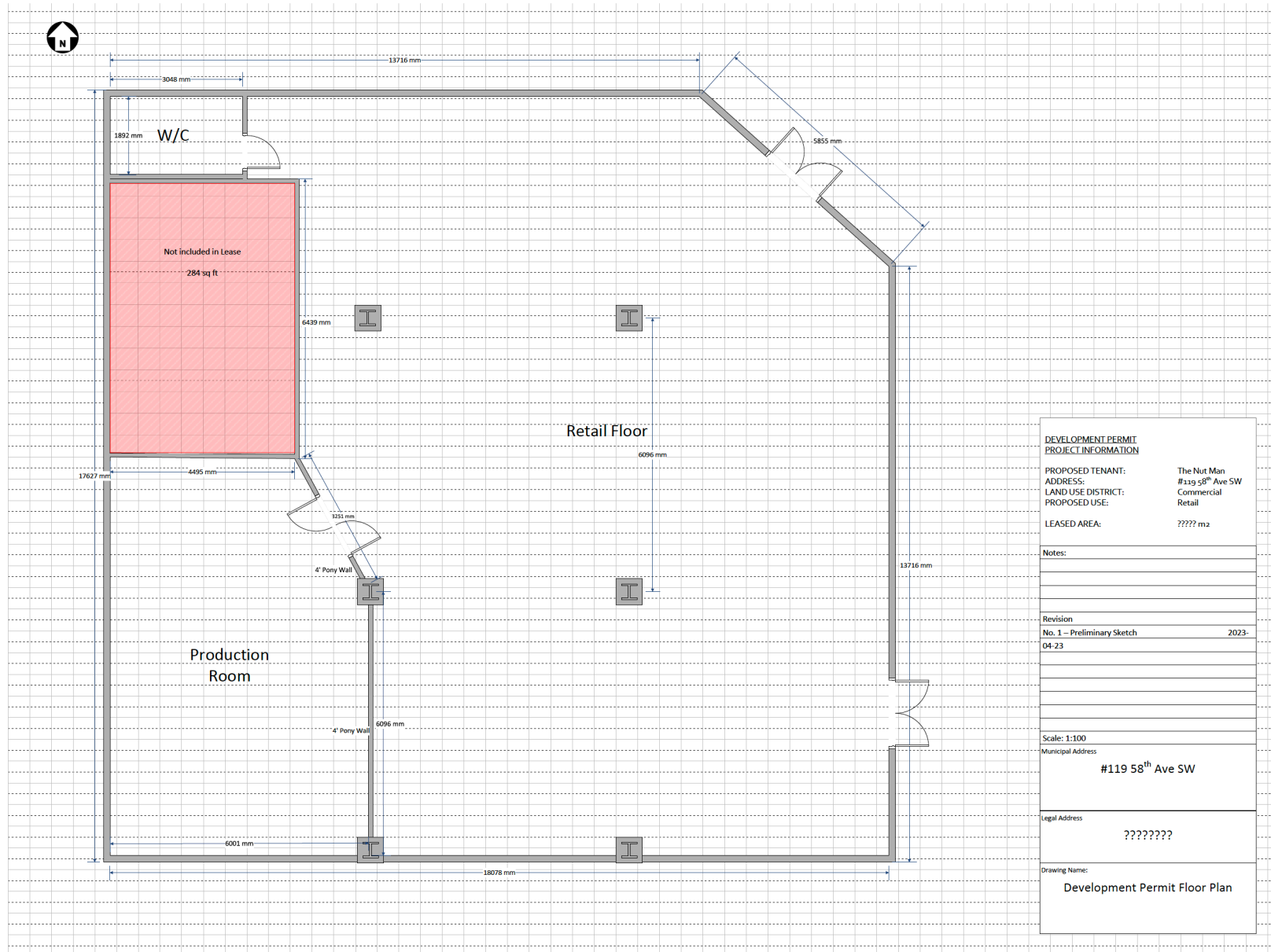
OP. COSTS & TAXES: \$12.03 per sq. ft

NET RENT: CRU1 - \$29 PSF
CRU2 - \$25 PSF

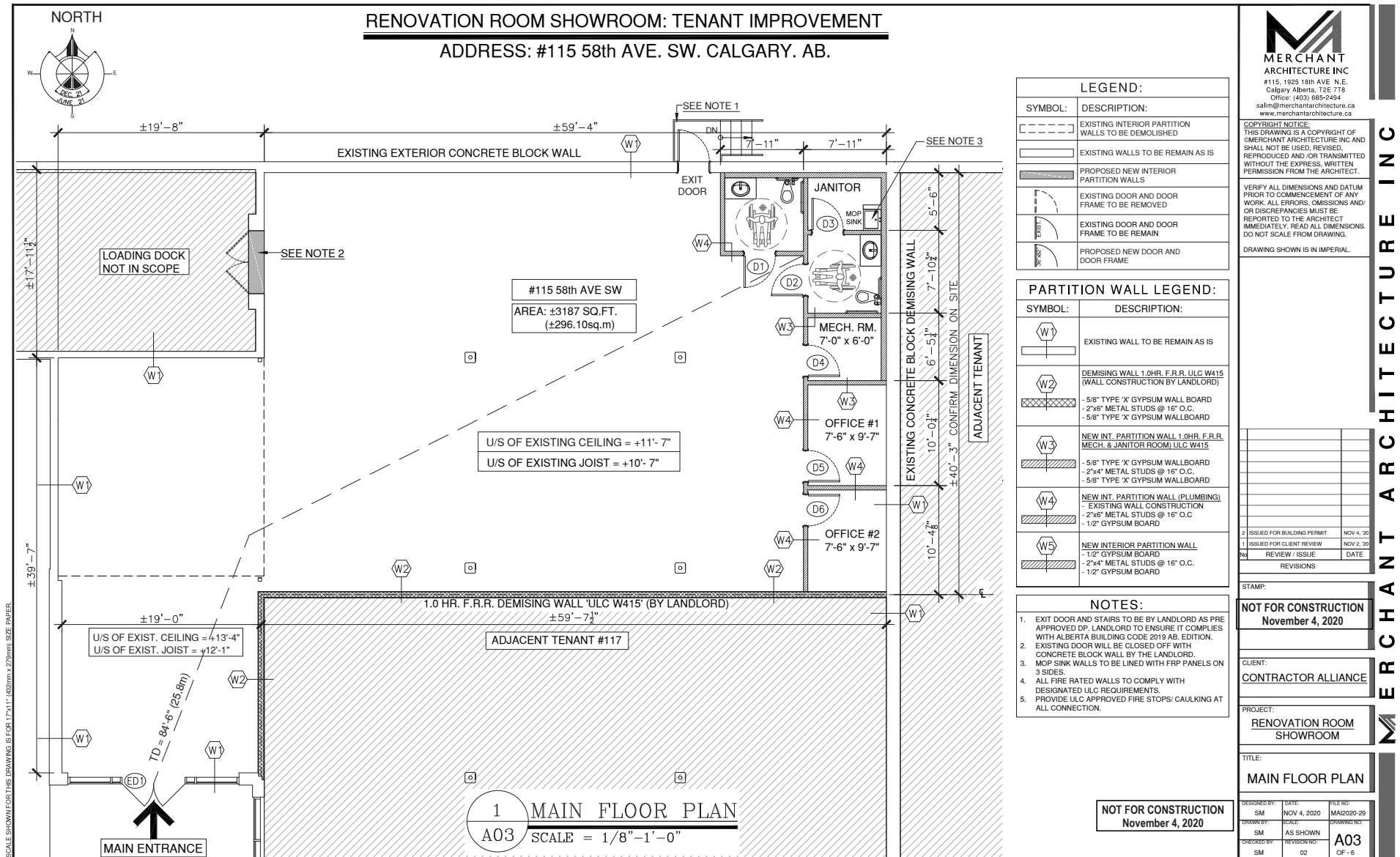


121 58 Avenue SW, Calgary, Alberta

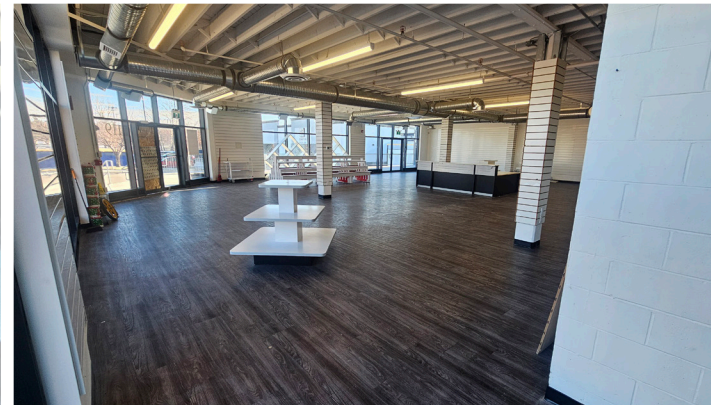
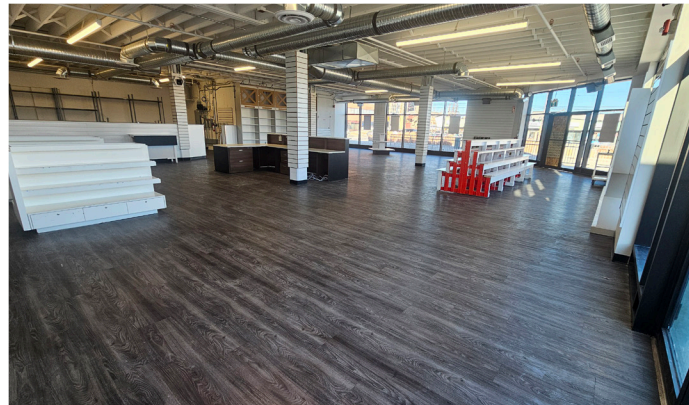
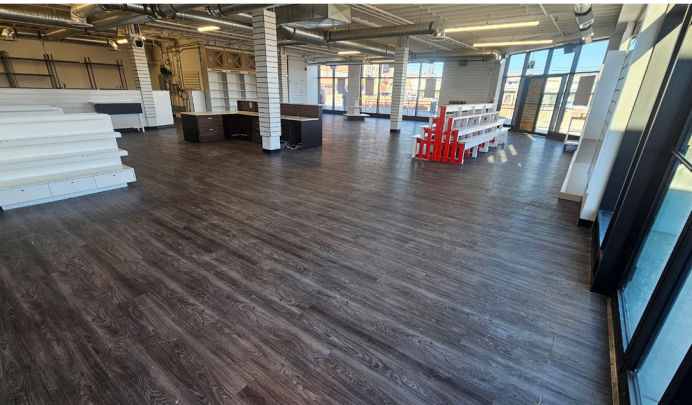
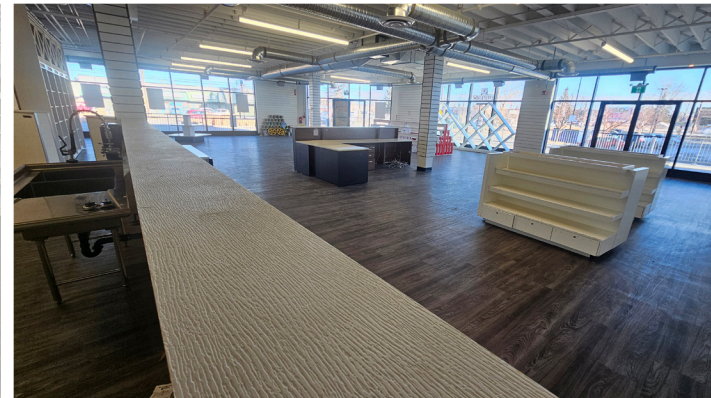
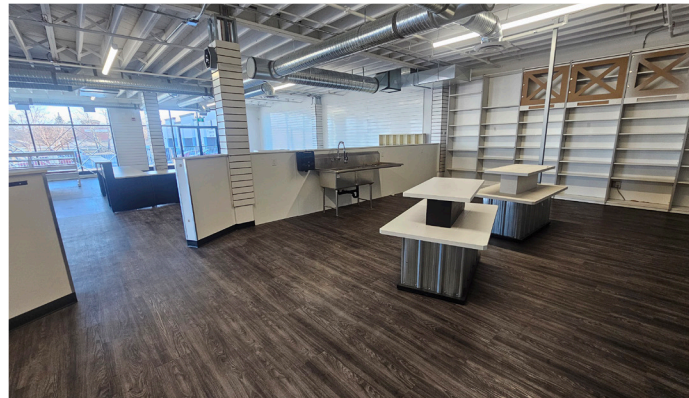
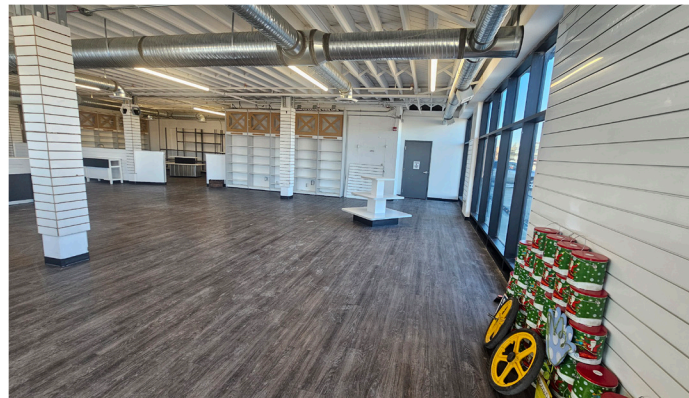
FLOORPLAN CRU1



FLOORPLAN CRU2

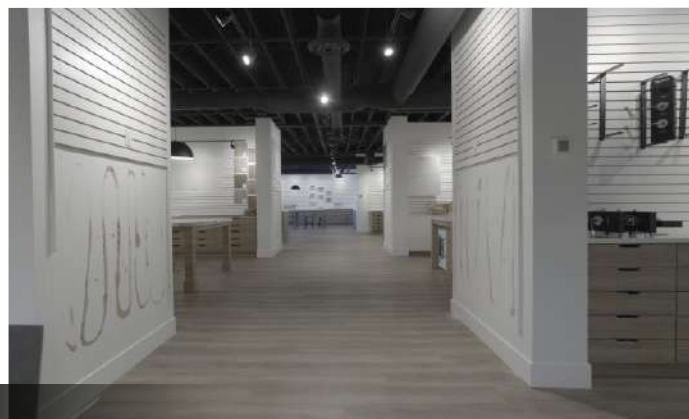
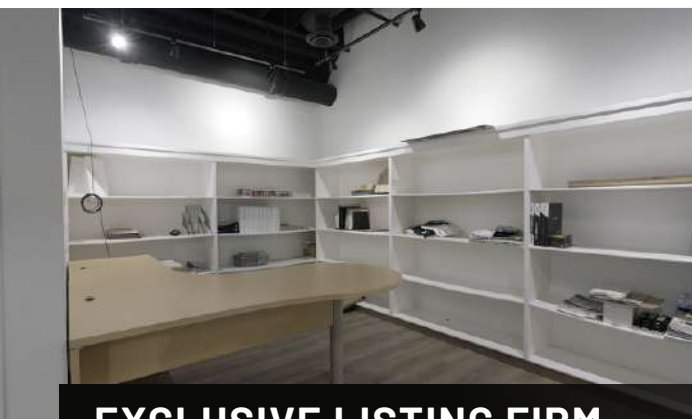


CRU1





CRU2



EXCLUSIVE LISTING FIRM

THE NIAZI GROUP | **exp**
REALTY

TALHA NIAZI

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☎ 587-228-8203

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