

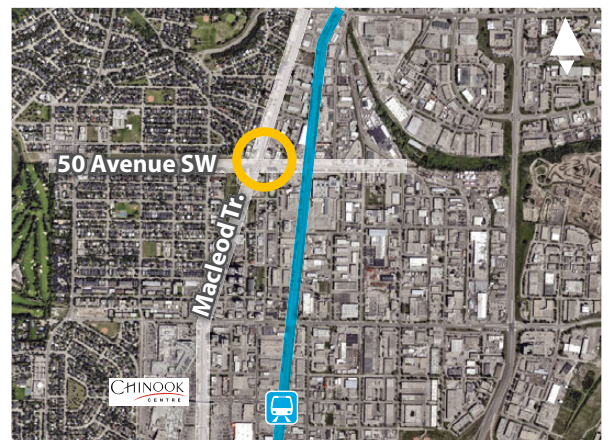
➤ Direct exposure to over 53,000 vehicles per day



FREE-STANDING RETAIL BUILDING ON MACLEOD TR. FOR SALE

5008, 5010, 5014 Macleod Tr. S
Calgary

» Busy 'all turns' intersection of Macleod Trail and 50th Avenue SW



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LOCAL
EXPERTISE
MATTERS



Area Demographics

(2 km radius)

Population **17,228** Median Age **39.4**
 Average Household Income **\$205,057**

Current Consumption / Person

FOOD **\$18,953** HEALTH CARE **\$7,074**
 RECREATION **\$8,166** PERSONAL CARE **\$2,863**
 LIQUOR/TOBACCO **\$7,105** CLOTHING **\$5,925**

Source: Statistics Canada

SALE INFORMATION

MUNICIPAL ADDRESS:
 5008, 5010, 5014 Macleod Tr. S, Calgary

LEGAL DESCRIPTION:
 Plan 5360 AM, Block 6, Lots 35-41

ZONING: C-COR3 f3.0 h46

YEAR OF CONSTRUCTION:
 1951 and 1959 with subsequent additions
 in 2003 and 2007

GROSS LEASABLE AREA:
 8,083 sq. ft. – main floor
 5,167 sq. ft. – lower floor

TOTAL: 13,250 sq. ft.

TOTAL SITE AREA: 17,421 sq. ft.

PARKING: 18 surface parking stalls

2024 ASSESSMENT: \$4,585,500

2024 TAXES: \$101,784.24

PRICE: \$6,800,000





Main floor



Main floor



Main floor



Main floor



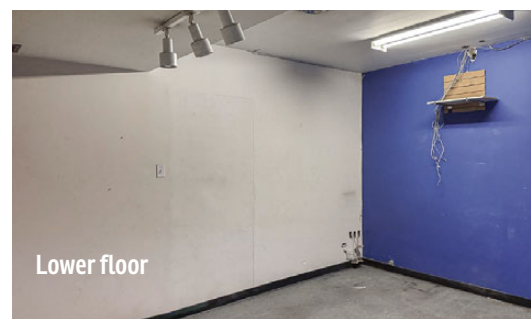
Lower floor



Lower floor



Lower floor



Lower floor



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