

TARADALE MEDICAL BUILDING

Medical, Retail and Office Space
for Lease.



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Five Rivers
REAL ESTATE TEAM

RE/MAX
iREALTY INNOVATIONS



Now Leasing Retail, Specialty
Medical and Office Space
Variety of Uses Available

PROPERTY OVERVIEW

Commercial site close to
4465 residential houses and
condos to support the business

FOR LEASE



Address

300 7171 80 Ave NE, Calgary, AB



Zoning

CM Commercial



Site Area Surface

229701.85 Sq ft



Parking

100 Parking



Net Rent

Market Rates



Op Costs

\$15 per Sq ft

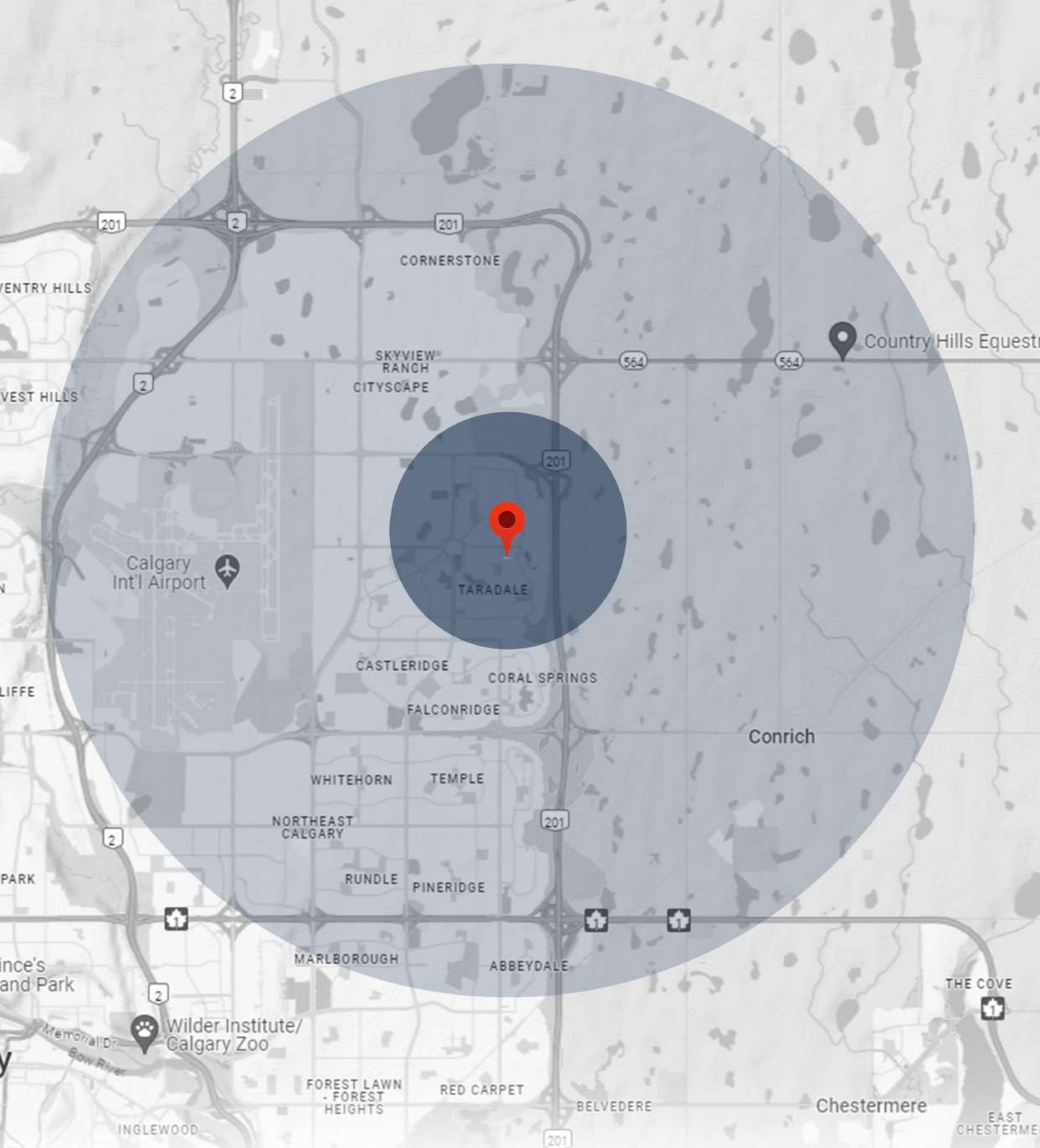


Possession

Immediate

Available for Lease Building 300

FLOOR	TOTAL SF	UNITS
Main	8,667	Units from 1,000 SF + Up
Second	9,375	Units from 1,000 SF + Up
Third	9,305	Units from 1,000 SF + Up
Basement	8,653	Units from 1,000 SF + Up



NEARBY	Stoney Trail	04 Minutes
	YYC Airport	10 Minutes
	Downtown core	19 Minutes
	Chestermere	19 Minutes
	Airdrie	22 Minutes

Locate your business in NE Calgary a readily expanding quadrant (Taradale/Saddle Ridge/Martindale)

Population in private households in 2021:

18,845



1,291,790

Population distribution by age in 2021:

0-14 years

65+ years

23%

8%



18%

13%

Per cent households spending 30% or more of total income on shelter in 2021

25%



23%

Per cent immigrants in 2021

58%



33%

Median total household income (before tax) in 2020

\$100,300



\$98,000

Per cent individuals who speak English most often at home

35%



75%

Disclaimer:

This data taken from - www.calgary.ca/communities/profiles.html



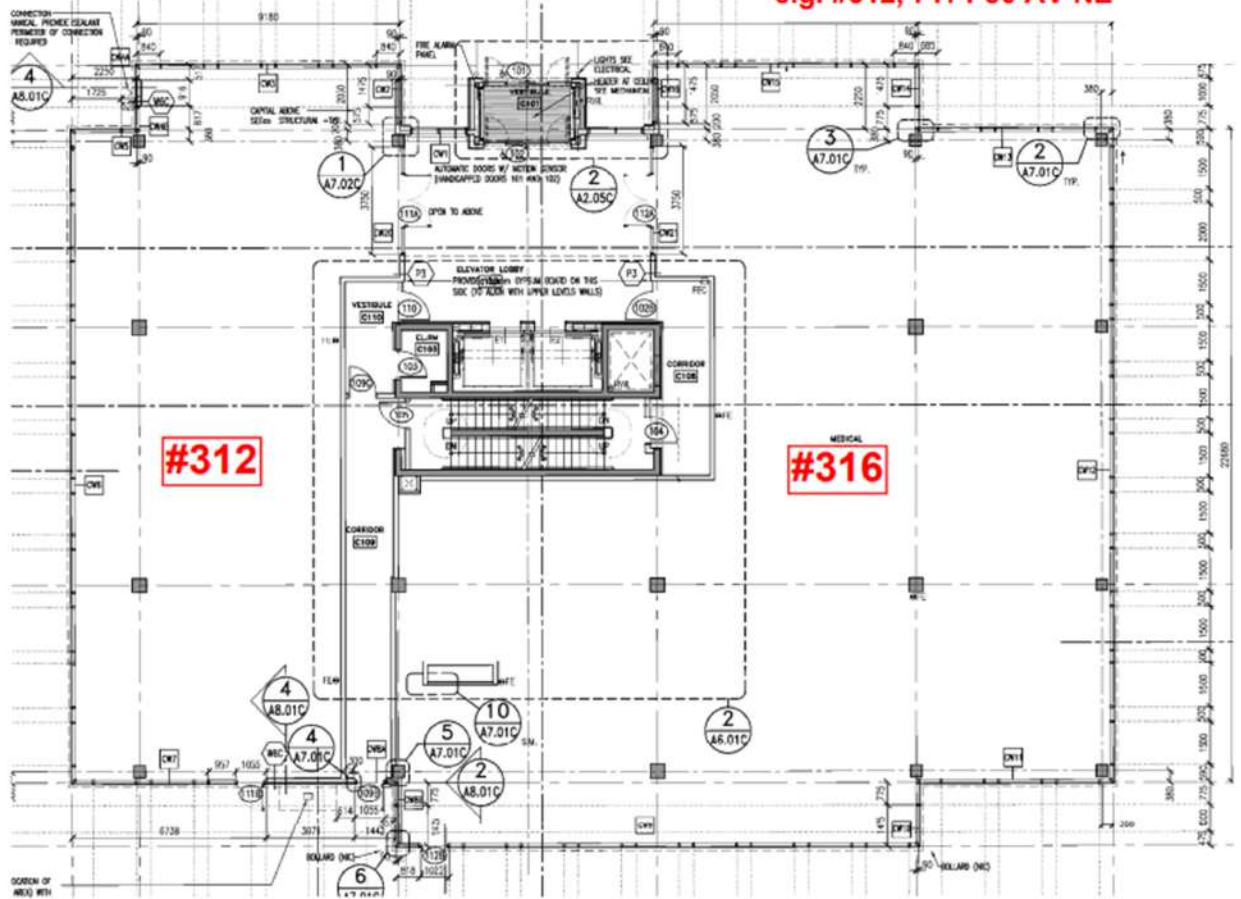
Potential Uses

- ✓ Lab
- ✓ Radiology
- ✓ Cardiology
- ✓ Gynecology
- ✓ Dermatologist
- ✓ And many more
- ✓ Real Estate
- ✓ Tax and Accounting
- ✓ Immigration
- ✓ Law firm
- ✓ Security services
- ✓ Counselling Service
- ✓ Fitness Center
- ✓ Veterinary Clinic
- ✓ Skin Aesthetics

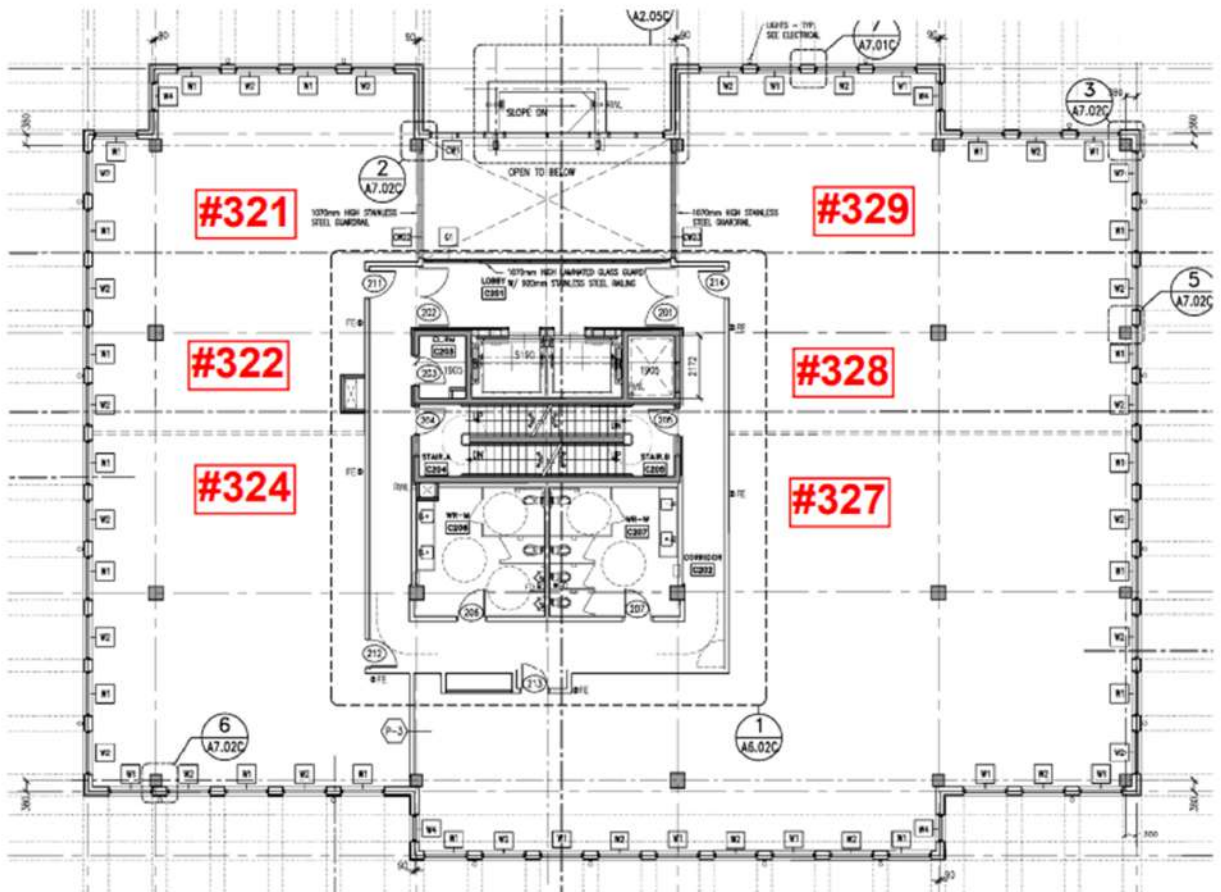
FLOOR PLANS

e.g. #312, 7171 80 AV NE

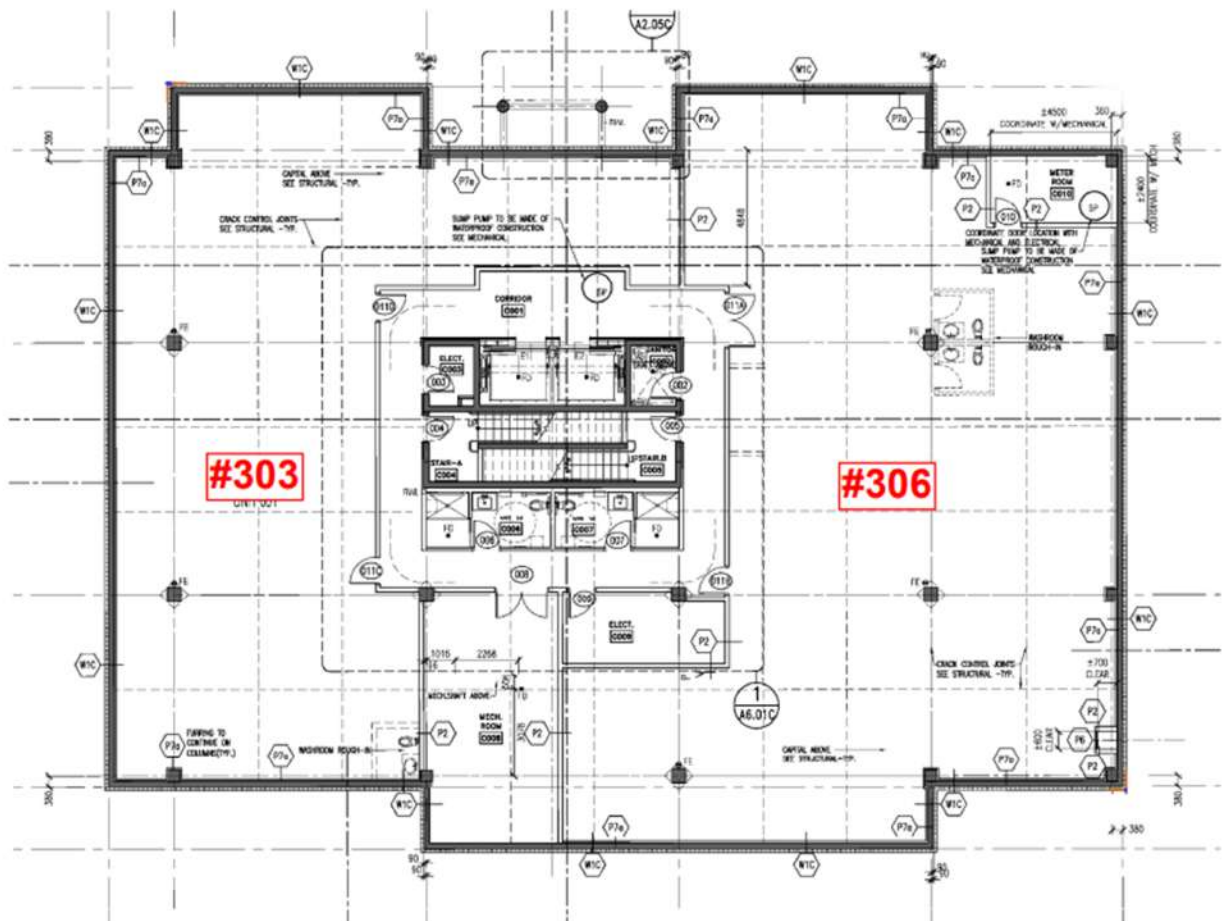
FIRST FLOOR

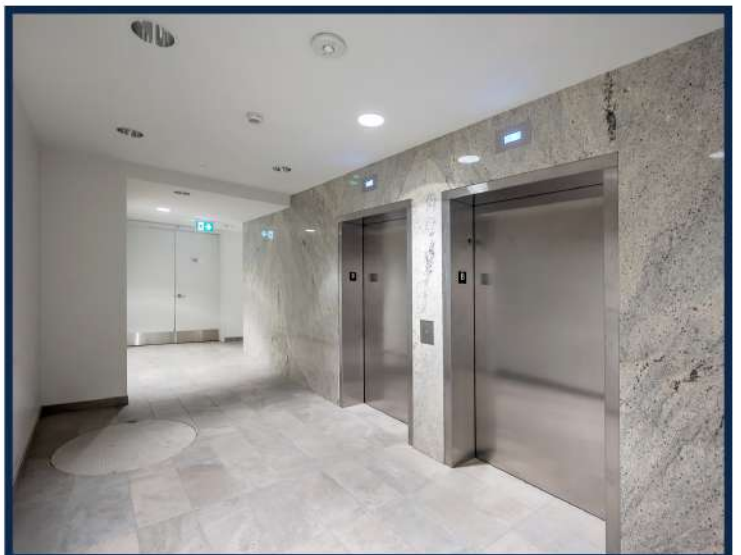


SECOND FLOOR

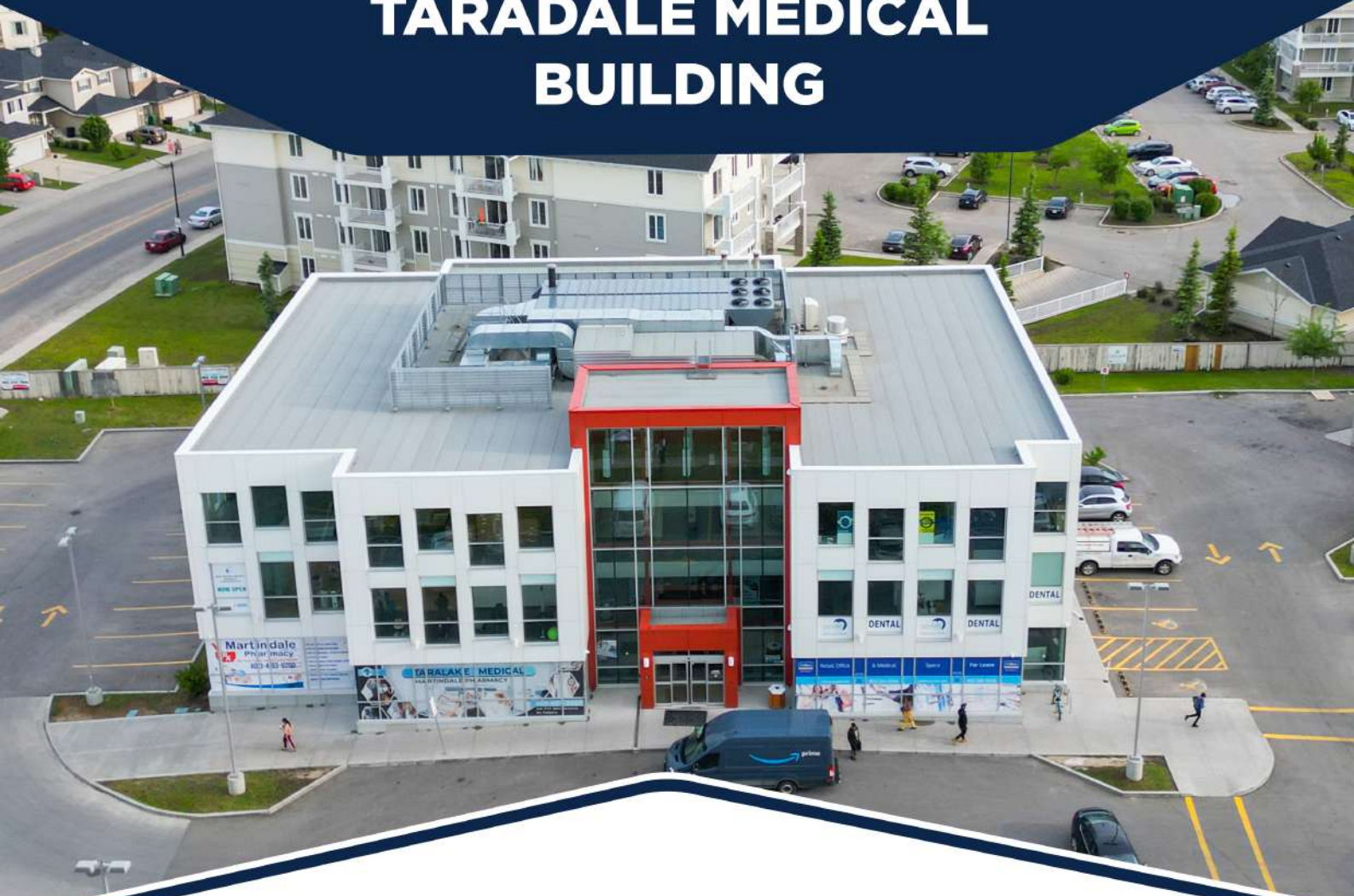


THIRD FLOOR





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