

# FOR LEASE



## CENTER 16

1805 20TH STREET NE

Located at 1805 20 Street NE, Calgary AB, this brand-new retail development is the perfect spot to grow your business. Situated beside one of Calgary's busiest intersections, the site sees approximately 85,000 vehicles passing by daily, offering unmatched visibility & exposure. With easy access—just one minute from both Deerfoot Trail & Barlow Trail—this location is ideal for businesses seeking high traffic and convenience.

These retail units are perfect for a variety of uses, including barber shops, shawarma, cell phone providers or repair services, massage therapy, travel agencies, nail & beauty salons, optometry clinics & more. Whether you're launching a new venture or expanding your brand, this development provides the perfect opportunity to thrive in a high-demand area.

Don't miss your chance to secure a space in this exciting project. Contact us today for leasing details!

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**PIZZA/SUB/BURGER LEASED!**



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## PROJECT DETAILS

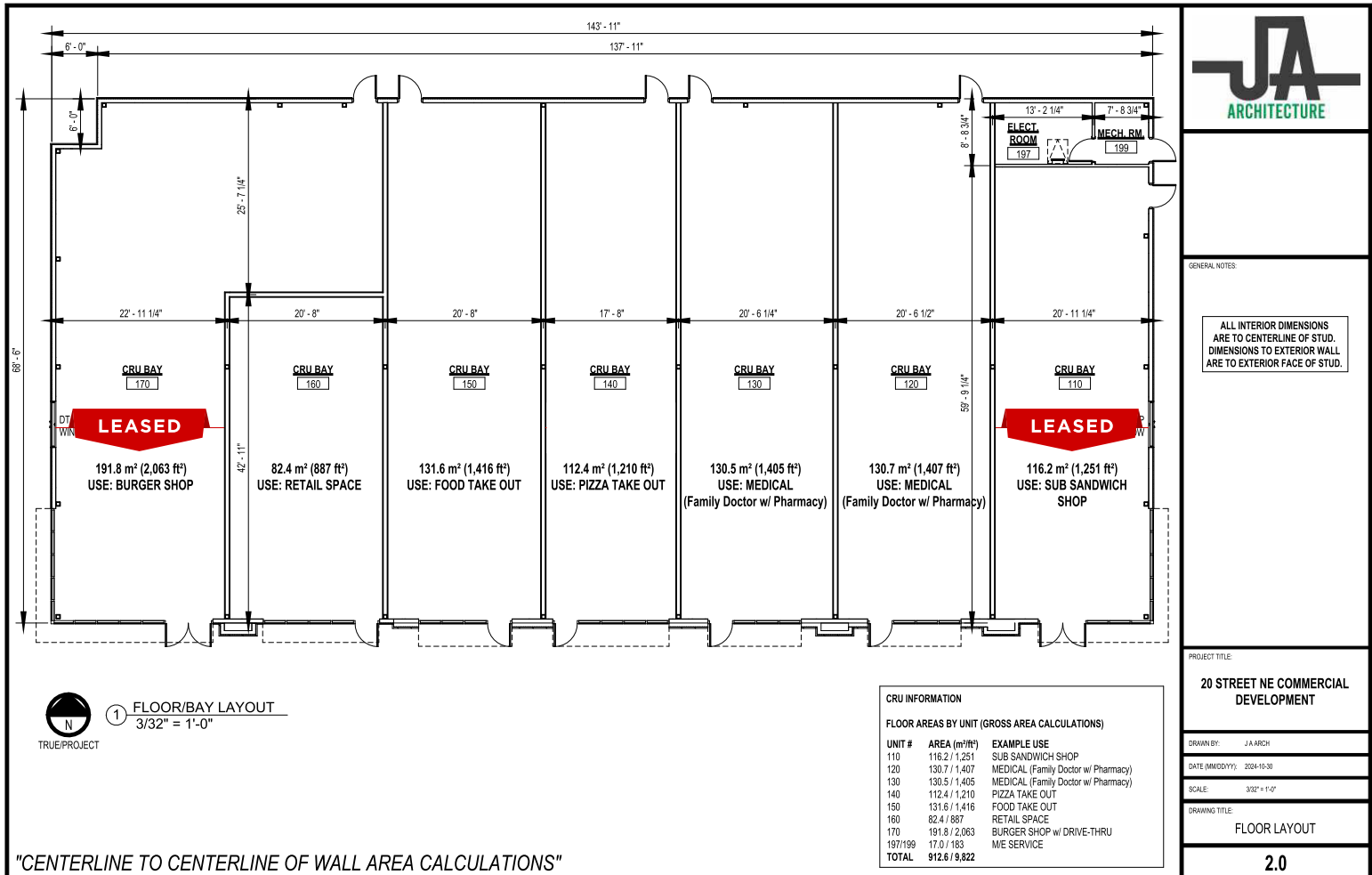


- Brand new 10,000 sq ft commercial development with 7 units for lease
- End Unit approved with Drive thru
- Located beside one of the busiest intersections in Calgary
- **Approximately 85,000 vehicles per day pass the site**

- 1 minute to Deerfoot Trail or Barlow Trail
- Situated next to the BRT network
- C- COR3 - Zoning
- Established area surrounded by hundreds of businesses and homes
- Centrally located between 4 operating Hotels

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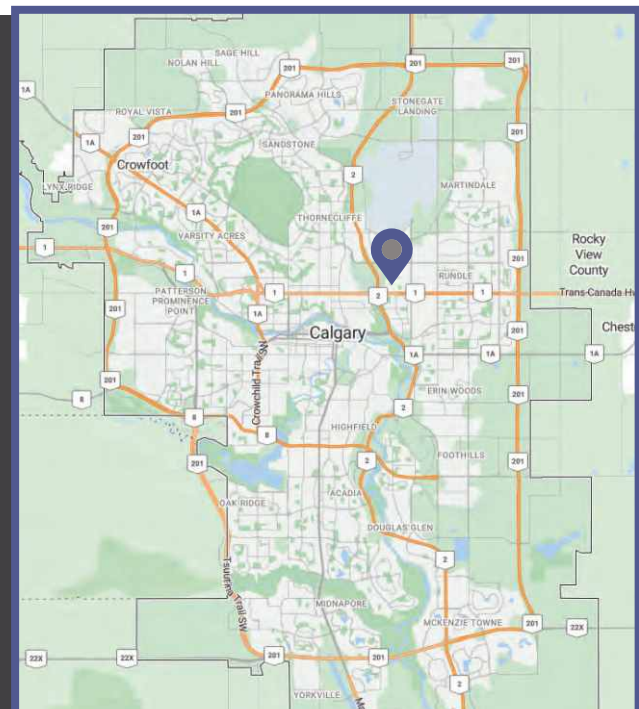
## SITE PLAN



## USES THAT TENANTS CAN BRING:

- Barber Shop
- Optometrist
- HR Block
- Money Mart
- Pet Planet
- Travel
- Cell Phone Repair Shop
- Cell Store
- Insurance
- Nails Salon
- Medial Esthetics
- Massage
- Cannabis
- Any Health Care

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