

347 58th Avenue SE

Calgary, AB

6,016 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Canadian Western Bank
Long & McQuade Music
Subway, Wendy's & Tim
Hortons
RBC

Reds Diner
Sons Bakery
The Wild Bird Store
Bow River Brewing
Wholesale Club
Grocery

For More Information

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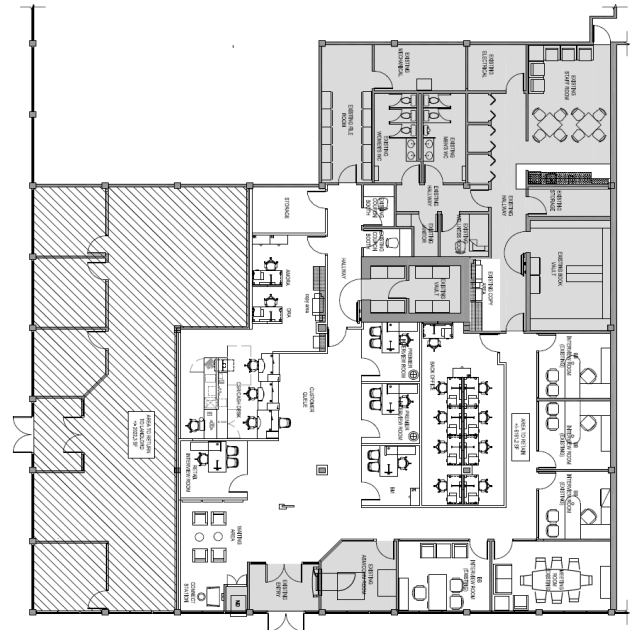
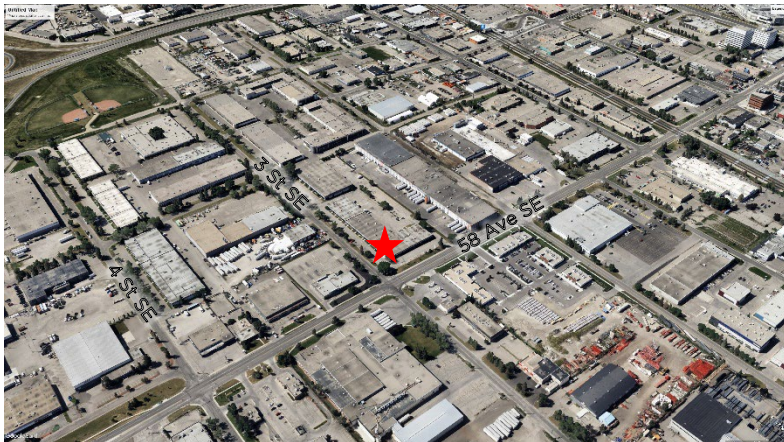


SITE DETAILS

| | |
|----------------------|--------------------|
| Area: | 6,016 SF |
| Asking Net: | Call Listing Agent |
| Operating CAM Costs: | \$6.87 |
| Sublease Term: | July 31, 2026 |

PROPERTY HIGHLIGHTS

- Located on 58th Avenue, a major connector between Macleod Trail and Blackfoot Trail
- Over 24,000 vehicles per day passing the site
- Strong daytime population of over 40,000 working in the surrounding industrial area nearby
- Professional Managed by BGO



6,016 SF

Demographics



Avg. Household Income
\$131,962



Household Population
73,266



Daytime Population
40,000