

6325 - 11th Street SE

Calgary, Alberta



Flex Industrial / Retail Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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PROPERTY OVERVIEW



Centrally located close to Glenmore, Blackfoot, and Deerfoot Trails



Prominent exposure and excellent access to 11th Street SE



High visibility building signage available



Ample unassigned surface parking



Close to nearby shopping and amenities



IC zoning with flexible uses

Vacancy Details

Landlord's Legal Name:	623201 Alberta Ltd.
Rentable Area(s):	Unit 11 6,741 SF
Annual Operating Costs:	±\$9.75 PSF (separately metered utilities)
Availability:	Unit 11 July 1/26
Term:	5-10 years
Ceiling Height:	18' clear
Loading:	Unit 11 1 - 12' x 14' dock + 1 - 12' x 14' ramped drive-in

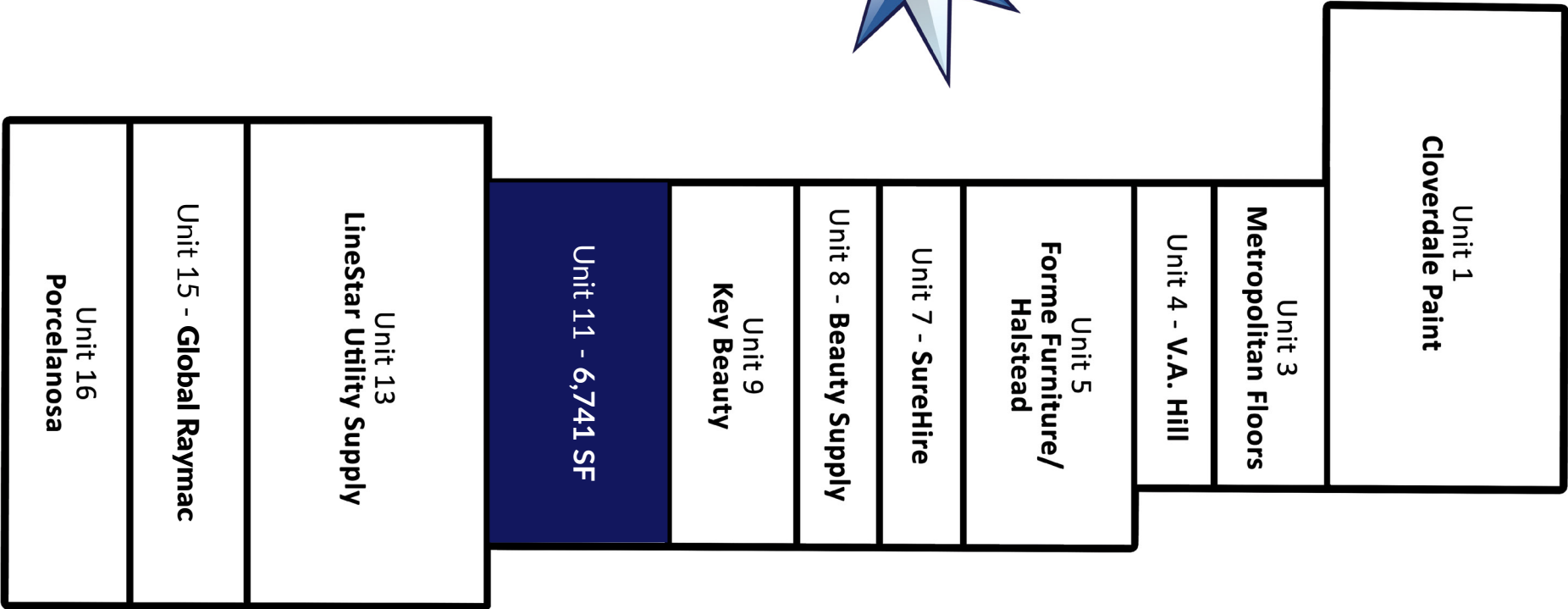


LOCATION

6325 - 11th Street SE | Calgary, Alberta



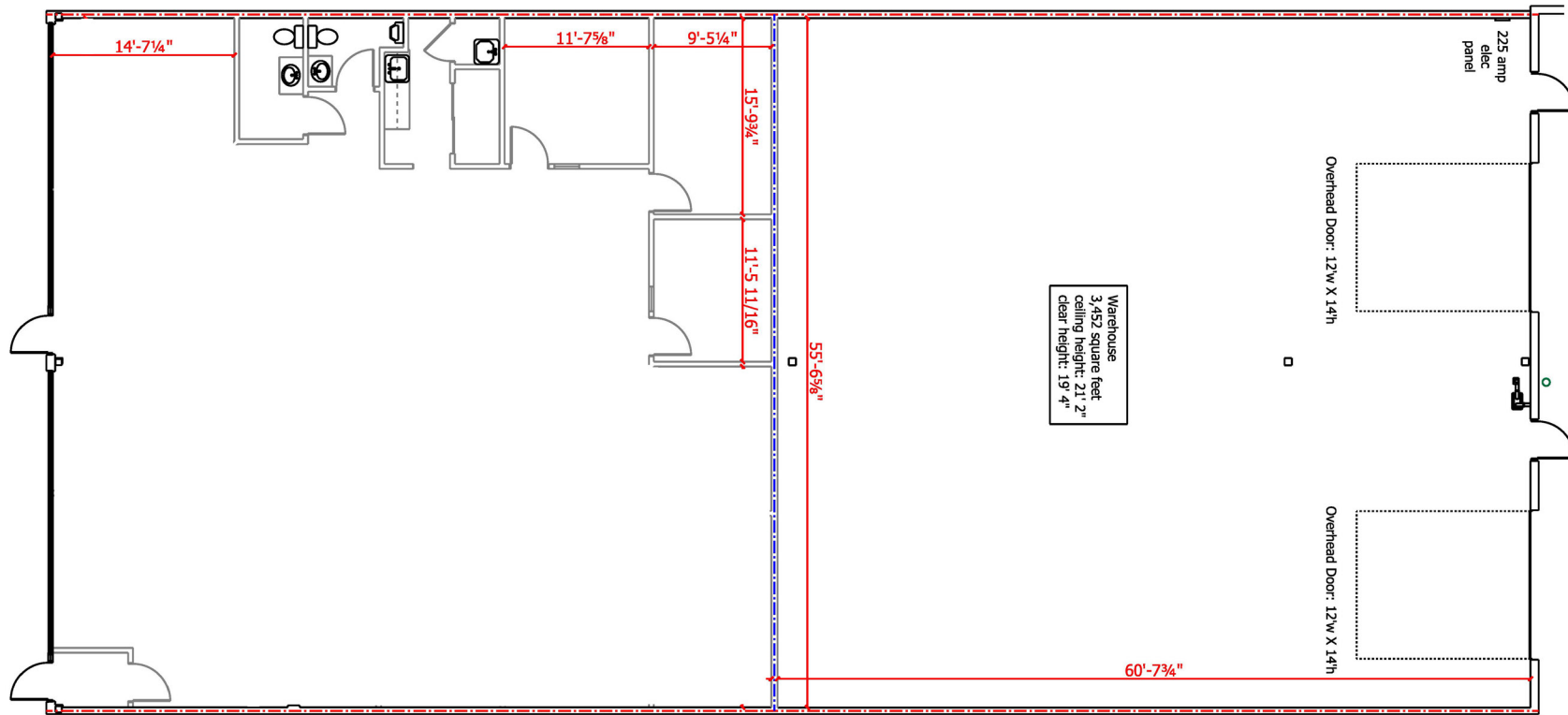
BUILDING PLAN



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FLOOR PLAN | UNIT 11

6,741 SF



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PHOTOS | UNIT 11



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IDEAL USES



Hobby Supplies / Studio



Construction Supply / Showroom



Home Decor



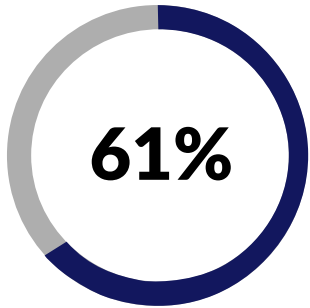
Janitorial Supplies

DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	331	30,371	96,753
Daytime Population	Sum	10,845	116,716	234,614
Total Households	Sum	184	13,636	42,661



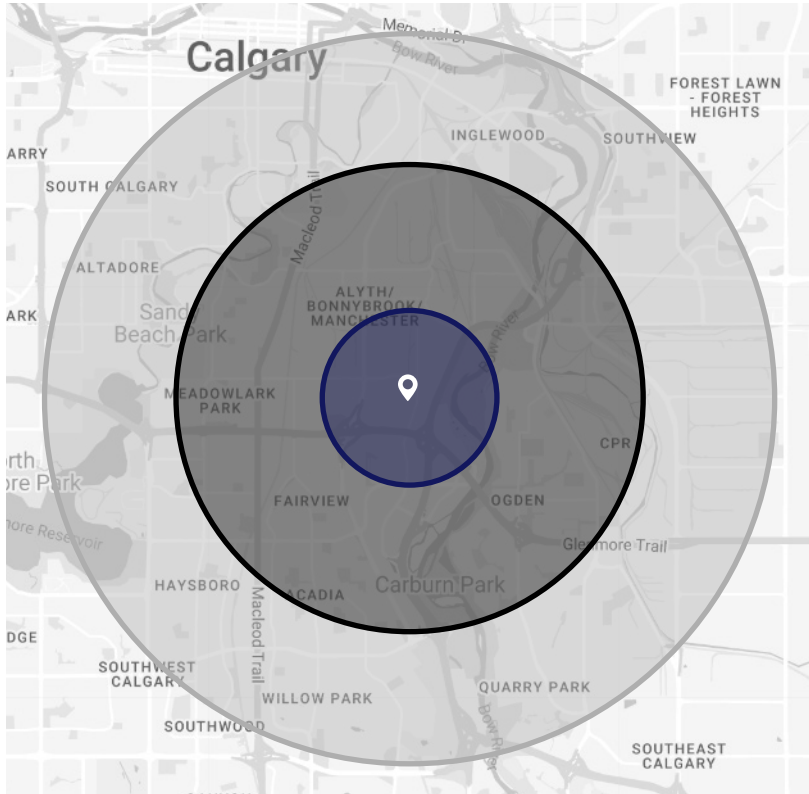
Median age
40 years old



Employment Rate
within 1 km radius



Median Household Income
\$60,870



1 km Radius 3 km Radius 5 km Radius



Primary age group suitability
22-37
year olds



MOST of the population in the surrounding areas are educated in trade professions