

FOR LEASE SHEPARD STATION PLAZA

New Retail & Office Development
Restaurant, Medical, Personal Care, Liquor,
Grocery, Cannabis, Retail – 40,000± SF



DISCLAIMER: Images shown are AI-generated and are intended for illustrative purposes only. Actual development details, finishes, and specifications may vary.

Southpointe
Bottle Depot

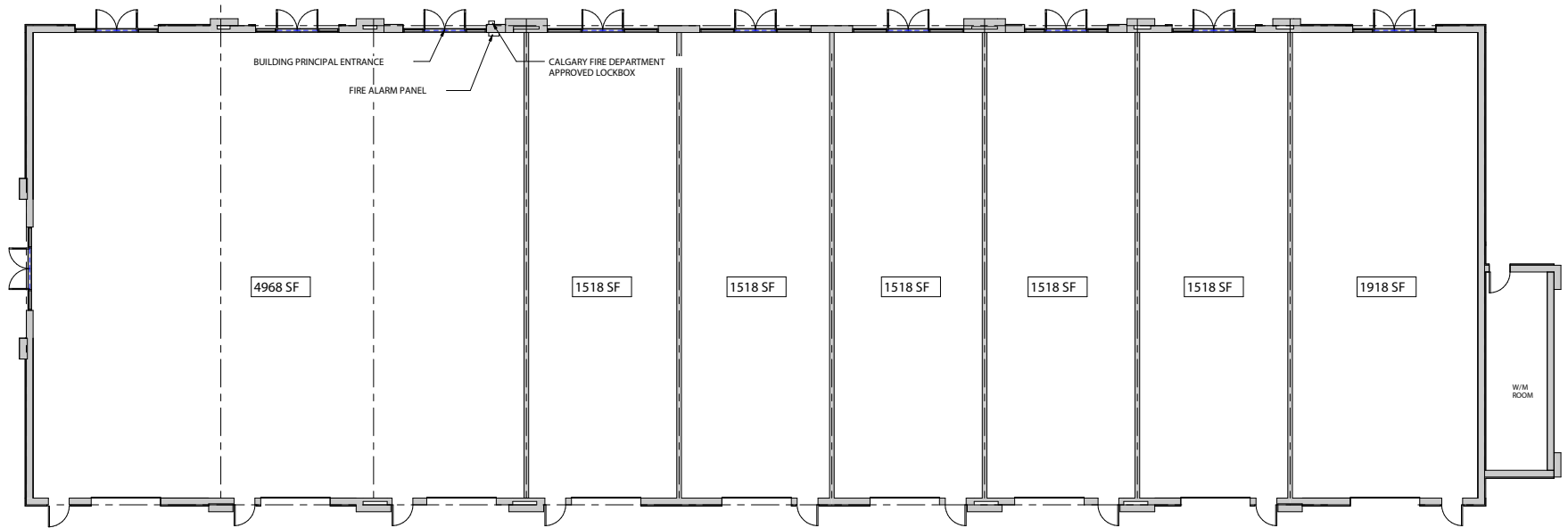
5126 126 AVENUE SE / CALGARY, ALBERTA

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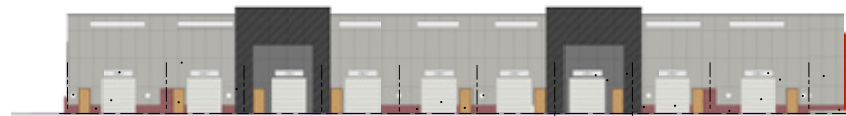
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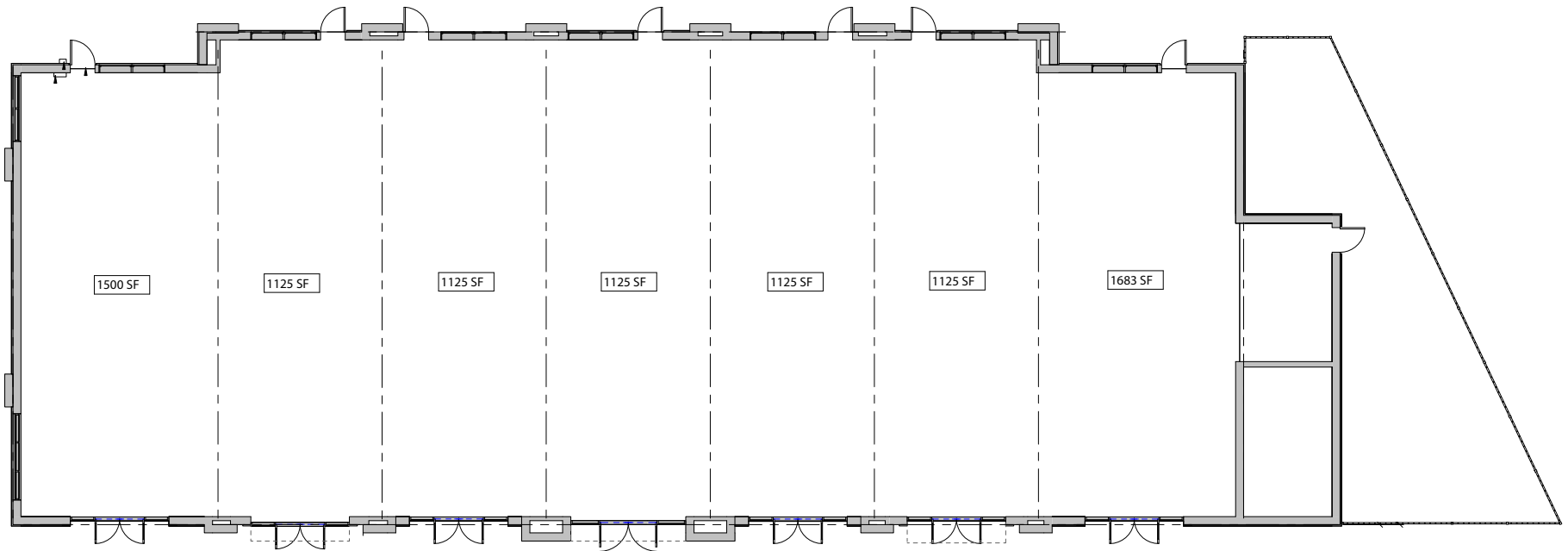
BUILDING 1 FLOOR PLANS



Building 1
14,500± SF
Units 1-7
1,500 - 4,970



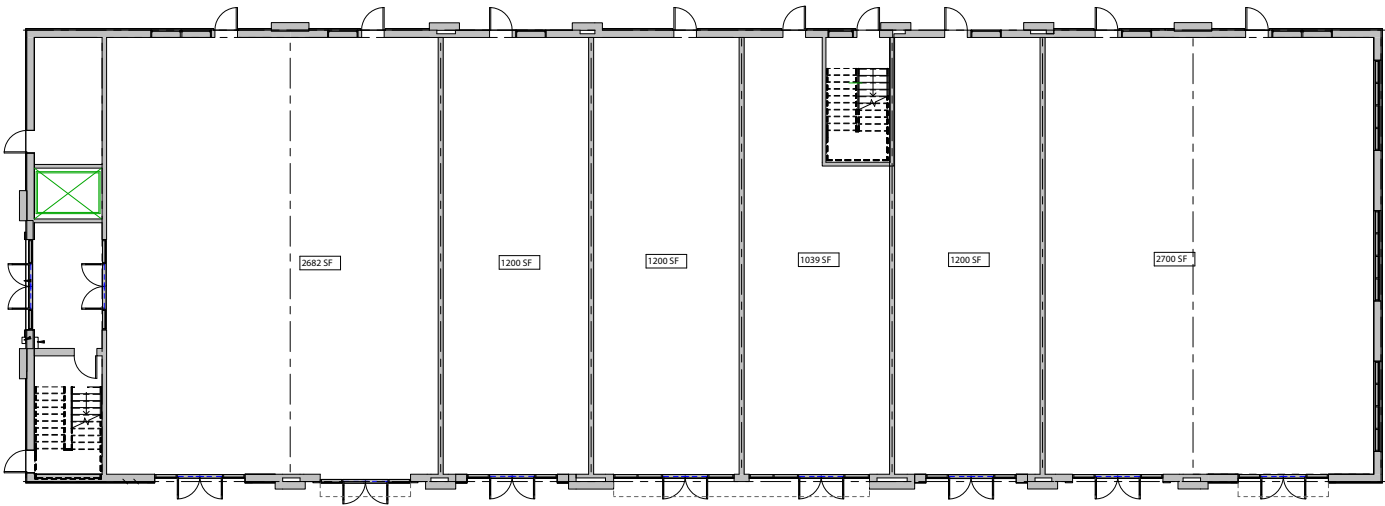
BUILDING 2 FLOOR PLANS



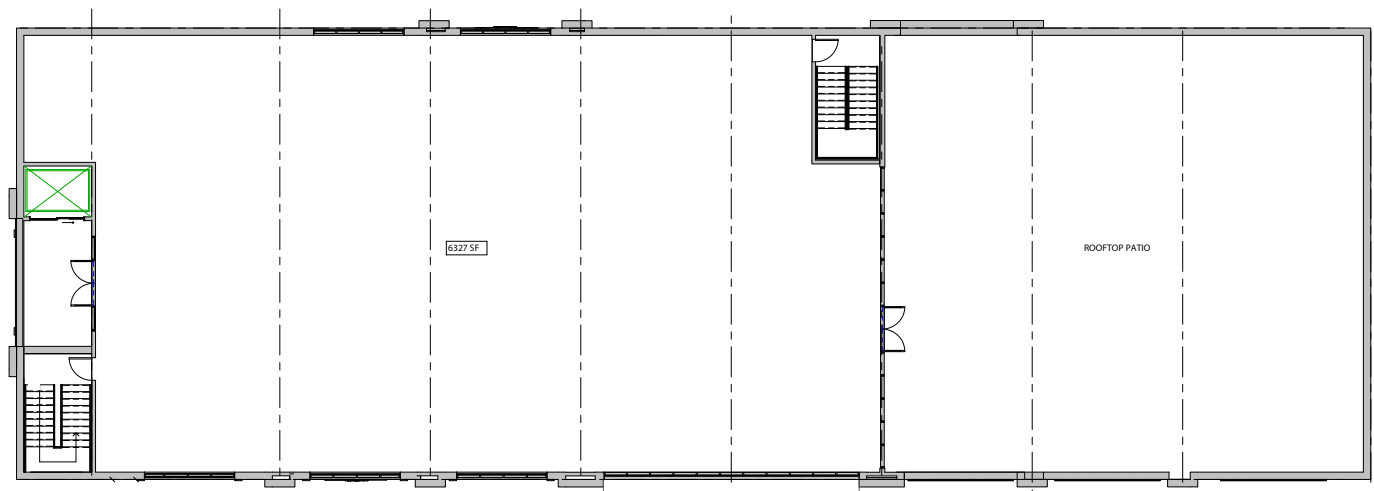
Building 2
9,000± SF
Units 1-7
1,000 - 9,000



BUILDING 3 FLOOR PLANS



Building 3
16,500± SF
2 Storey
Units 1-7
1,000 - 6,000



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available	Building 1	Building 2	Building 3
	14,490 SF	9,000 SF	16,500 SF
	Units 1-7	Units 1-7	2 Storey
	1,500 - 4,650	1,000 - 9,000	Units 1-7
			1,000 - 6,000

Availability	Completion Q1 2027 (Est.)
Net Rate	Market
Op Costs	\$17.00 PSF (Est. 2026)
Zoning	Industrial Commercial (I-C) District
Signage	Fascia & Pylon
Building Size	40,000± SF (Total)
Land Size	2.63 acres
Parking	97 Stalls

PROPERTY FEATURES

- **Located near South Trail Crossing**, Calgary's largest SE power centre with top national retailers
- **Adjacent to Home Depot**, steps from McDonald's, Goodlife, Indigo, Lina's, and more
- **High exposure** off 52 Street with 8,500 VPD at 52 Street SE; easy access to Stoney Trail
- **Walkable to future Green Line LRT** (Shepard Station)
- **Surrounded by major anchors** including Walmart, RONA, Safeway, and Pro Hockey Life
- **Ideal for retail or office use** – grocery, pharmacy, medical, wellness, cannabis, liquor, and more
- **Thriving trade area** with dense residential and strong daily traffic



TRANSIT // **GREENLINE: SHEPARD LRT**



1. Maintenance and storage facility
2. Park and Ride with approximately 920 stalls
3. North bus terminal
4. South bus terminal
5. Plaza
6. Station/platform
7. Passenger pick-up/drop off areas (2)

LOCATION



Neighbourhood
McKenzie



Household Income
\$109,042



Population 3km
57,512



Median Age
37.7



Drive Times
Deerfoot Trail SE: **3 minutes**
Calgary Airport: **20 minutes**

Traffic Count
115,000 Vehicles Per Day
Deerfoot & 130 Ave SE



Prime Location



Fuel / Charging Stations



Health & Wellness



Bus / Train Routes



Ample Parking



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