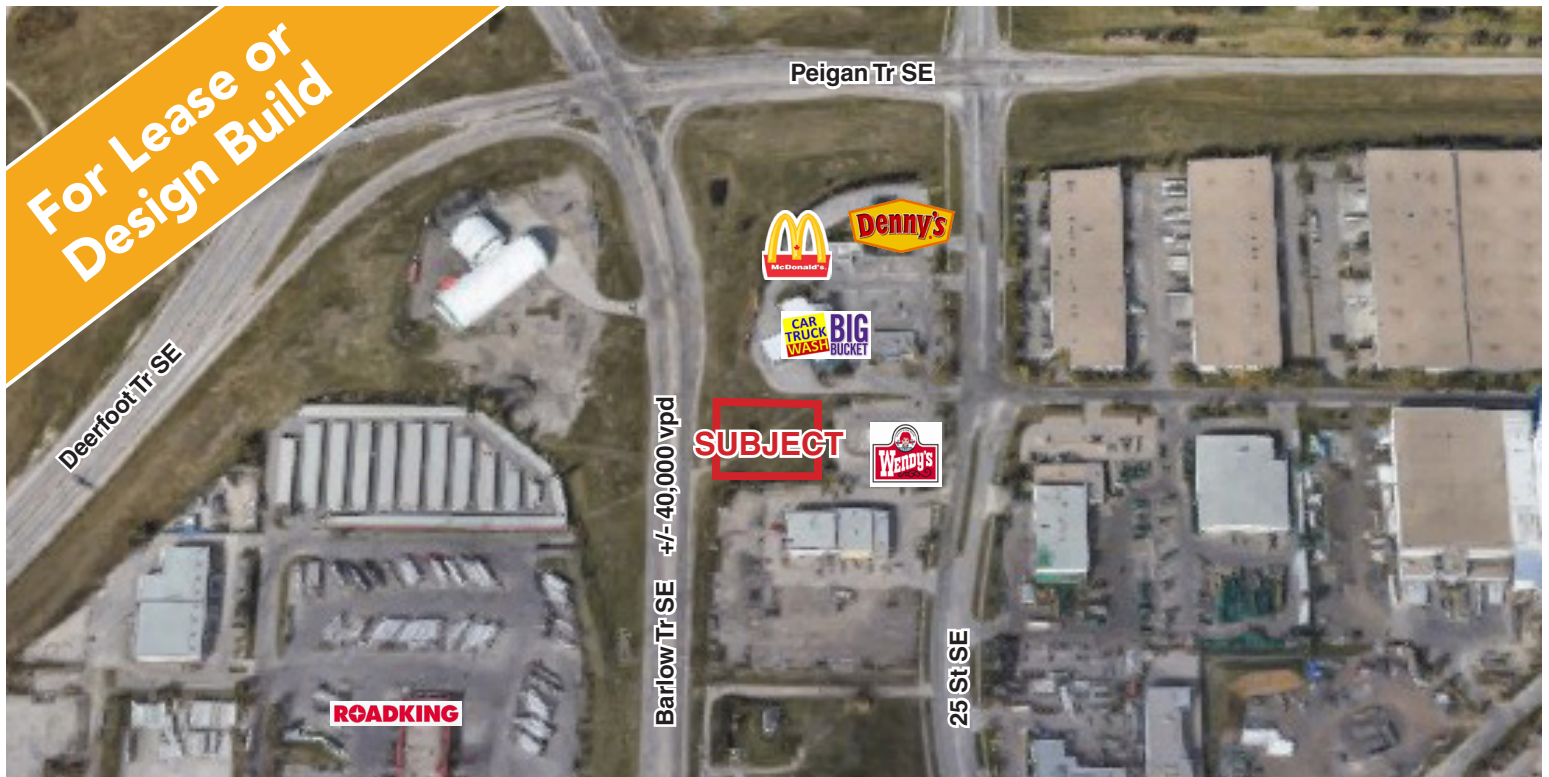


For Lease or  
Design Build



# HIGH VISIBILITY LOCATION

4605 25 STREET SE  
CALGARY, ALBERTA



**High Traffic Exposure**  
40,616 vpd on Barlow Trail SE  
4,998 vpd on 25 Street SE  
20,000 vpd on Peigan Trail SE

### Quick Access to:

Deerfoot Trail SE  
Barlow Trail SE  
Peigan Trail SE



**Zoning**  
CCOR-3

### PLEASE CONTACT:

**Kael Smith**

Senior Associate

403.681.2022

ksmith@avenuecommercial.com

## HIGHLIGHTS

- +/- 1 Acre Site Zoned C-COR3 – allowing for a wide variety of retail, automotive and food service uses
- Central location, adjacent major transportation routes
- Direct exposure to Barlow Trail SE
- Located within Foothills Industrial's main retail area. Massive daytime employment!!
- Both short term and long term leasing options available
- Multiple design build options or land lease options.

## PROPERTY DESCRIPTION

<b>Parcel Size:</b>	+/- 40,000 sq. ft.
<b>Lease Rate:</b>	Market land lease rates
<b>Available:</b>	Immediately
<b>Zoning:</b>	C-COR3
<b>Parking:</b>	Ample

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
Toll Free 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

## PERMITTED USES

Beverage Container Quick Drop
Recyclable Material Drop Off
Vehicle Rental, Minor
Vehicle Sale, Minor
Restaurant Food Service (under 300 sq m)
Restaurant Licensed
Auction Market
Financial Institutions
Supermarket
Take Out Food Services
Specialty Food Store
Retail and Consumer Service
Power Generation Facility, Small
Print Centre
Health Care Service
Health Service Laboratory, no clients
Instructional Facility
Protective and Emergency Services
Pet Care Service
Vetrinary Clinic
Radio and TV Studio
Fitness Services
Service Organization
Office

## DISCRETIONARY USES

Drive Thru
Gas Bar
Large Vehicle Service
Recreational Vehicle Sales
Seasonal Sales Area
Vehicle Rental
Vehicle Sales
Post Secondary Learning Institute
Restaurant, Food Service Only (under 300 sq m)
Restaurant Licensed (over 300 sq m)
Auto Body and Paint Shop
Auto Servies, major
Auto Services, minor
Brewery, Winery and Distillery
Food Production
Indoor Rec Facility
Kennel
Child Care Services
Conference and Event Facility
Performing Arts Centre

**And Many More...**

**HEAD OFFICE**

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

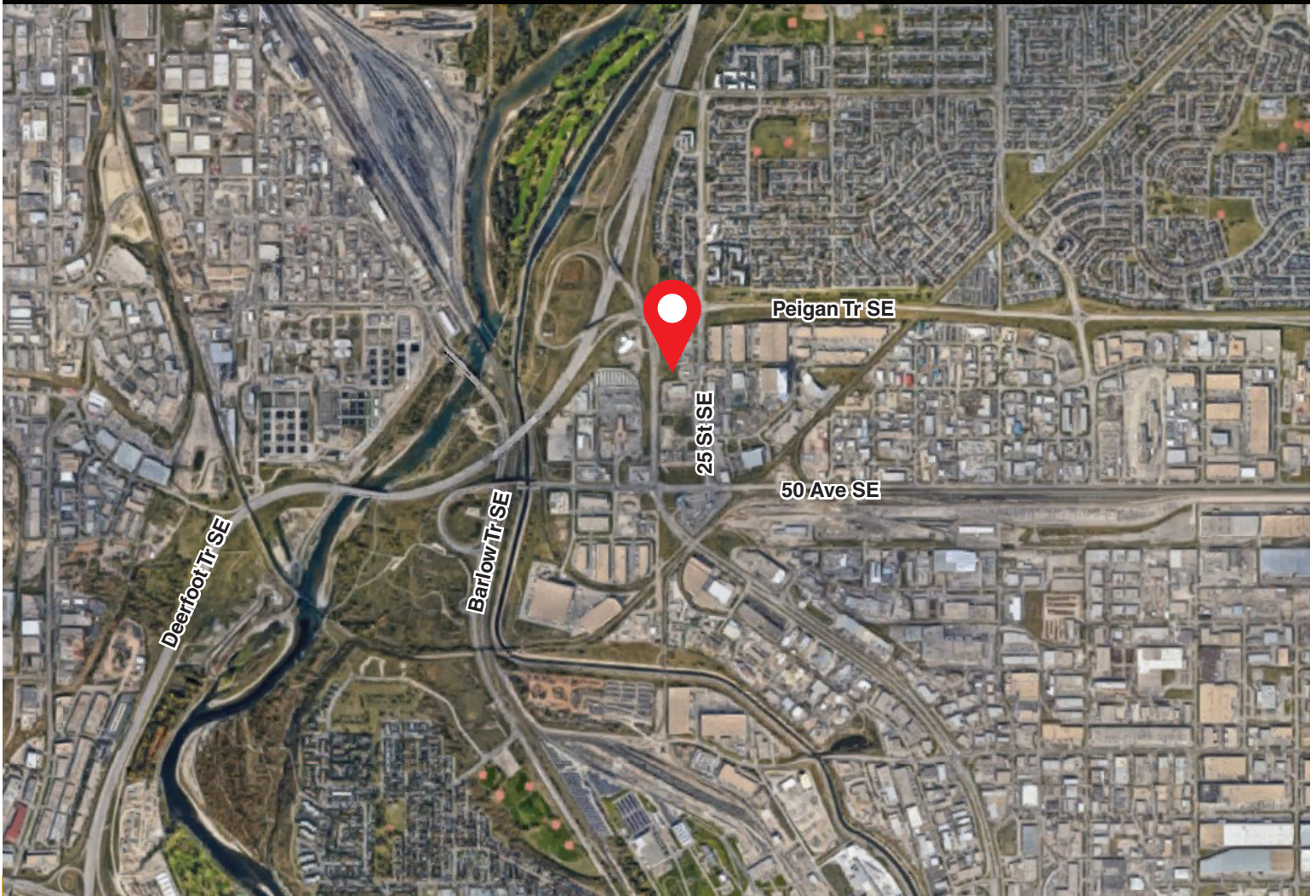
**Main** 403.802.6766

**Toll Free** 800.750.6766



# LOCATION

4605 25 Street SE, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Kael Smith**

*Senior Associate*

**403.681.2022**

ksmith@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

