

9,420 sf

Unit 3130 (former gym)

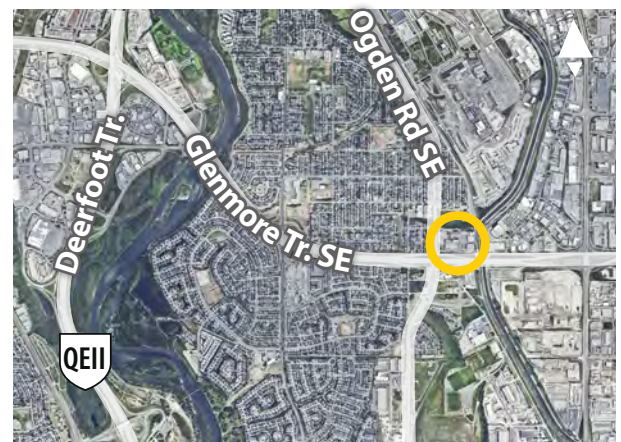
C/L



RETAIL SPACE FOR LEASE

Glenmore Court Mall
 3130 Glenmore Court SE, Calgary

» Located at intersection of Calgary's major arteries
 – Glenmore Trail and Ogden Road SE



FOR MORE
 INFORMATION OR
 TO VIEW, PLEASE
 CONTACT:

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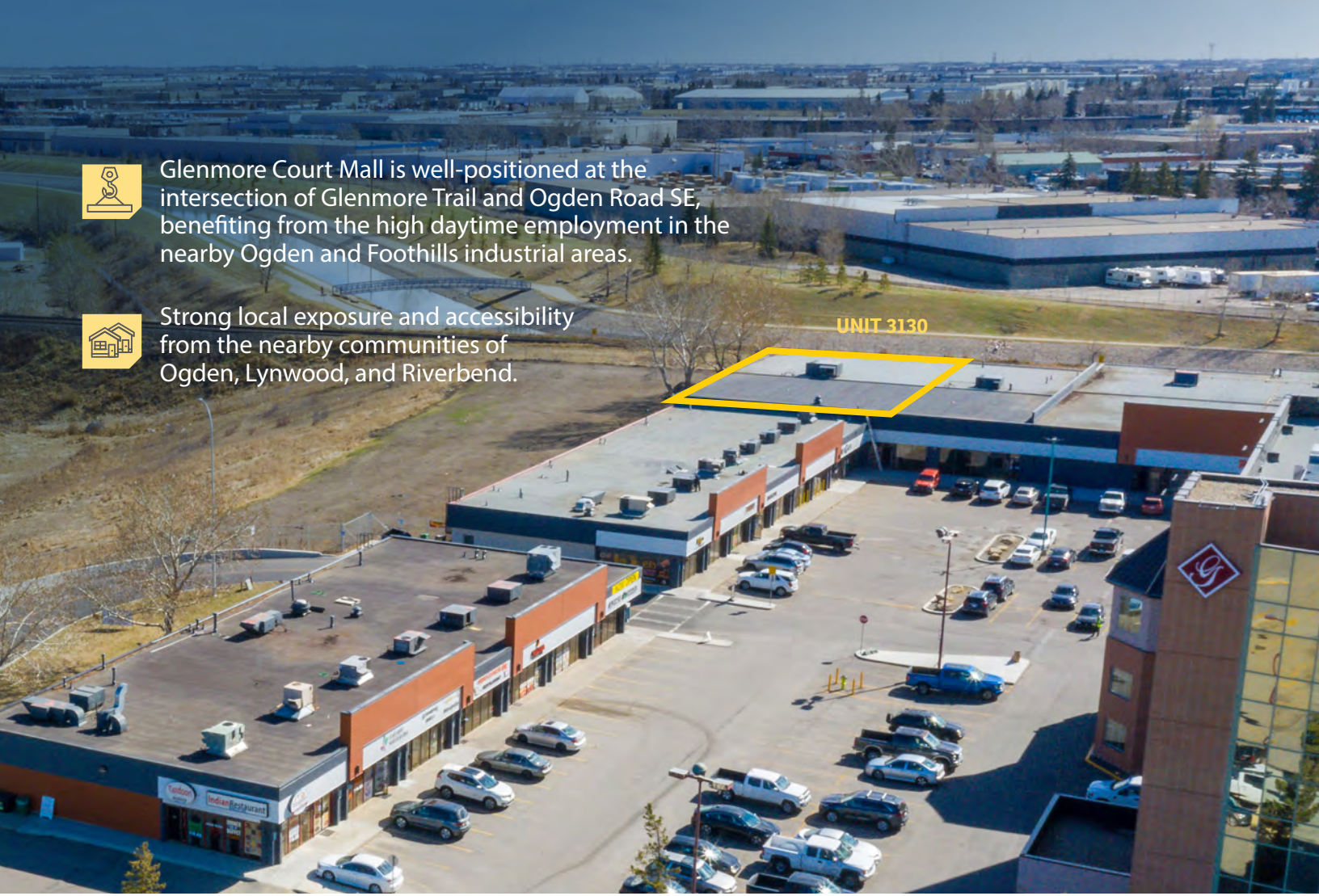
LOCAL
 EXPERTISE
 MATTERS



Glenmore Court Mall is well-positioned at the intersection of Glenmore Trail and Ogden Road SE, benefiting from the high daytime employment in the nearby Ogden and Foothills industrial areas.



Strong local exposure and accessibility from the nearby communities of Ogden, Lynwood, and Riverbend.



AREA DEMOGRAPHICS

(3 km radius)

Population **24,217** Median Age **42.6**

Average Household Income **\$136,689**

Current Consumption / Household

\$14,484 FOOD **\$3,474** HEALTH CARE

\$6,058 RECREATION **\$2,323** PERSONAL CARE

\$1,985 LIQUOR/TOBACCO **\$3,106** CLOTHING

Traffic Count **80,000** VEHICLES DAILY ON GLENMORE TR
13,000 VEHICLES DAILY ON OGDEN RD

Sources: Statistics Canada, City of Calgary

LEASE INFORMATION

MUNICIPAL ADDRESS:
3130 Glenmore Court SE, Calgary

AVAILABLE FOR LEASE:
9,420 sq. ft. – Unit 3130 **C/L**

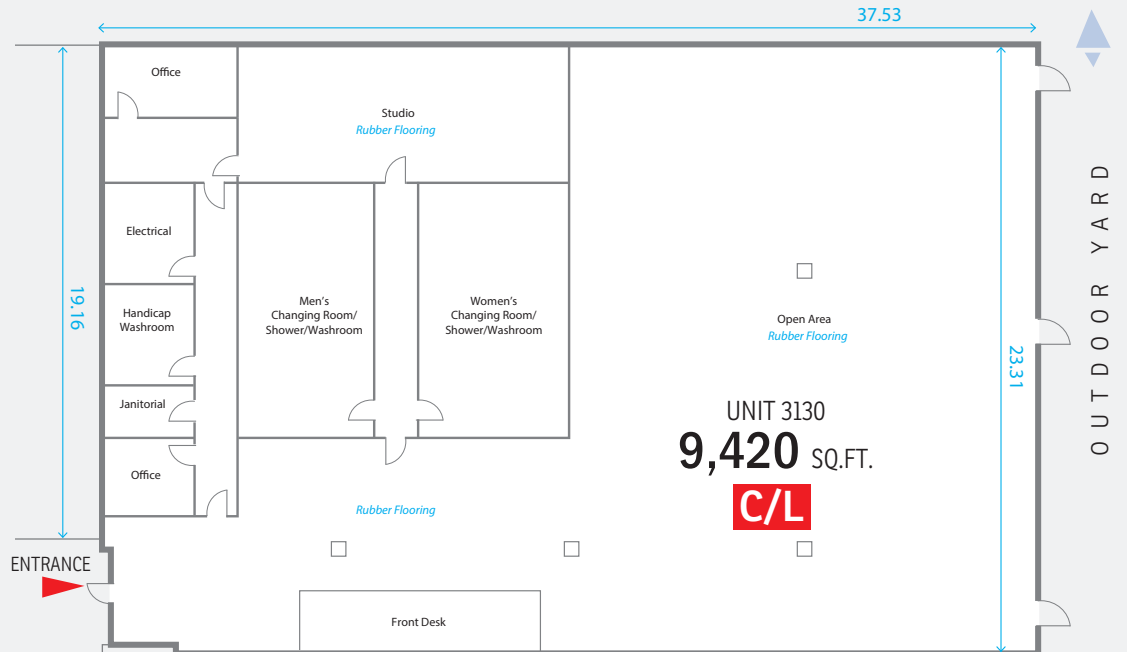
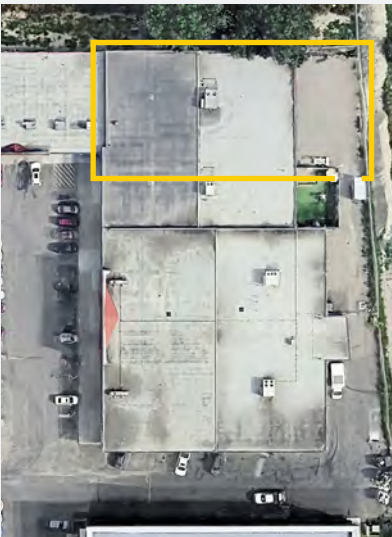
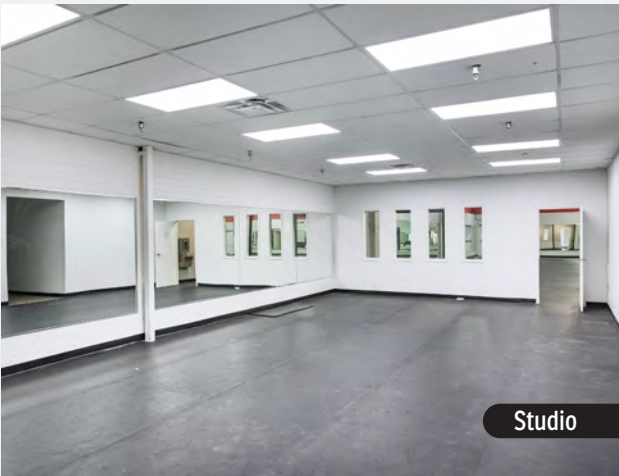
- Former gym.
- Rubber flooring in the open area and studio.
- Changing rooms with showers.
- Outdoor fenced space.

~~1,239 sq. ft. – Unit 2126 – LEASED~~

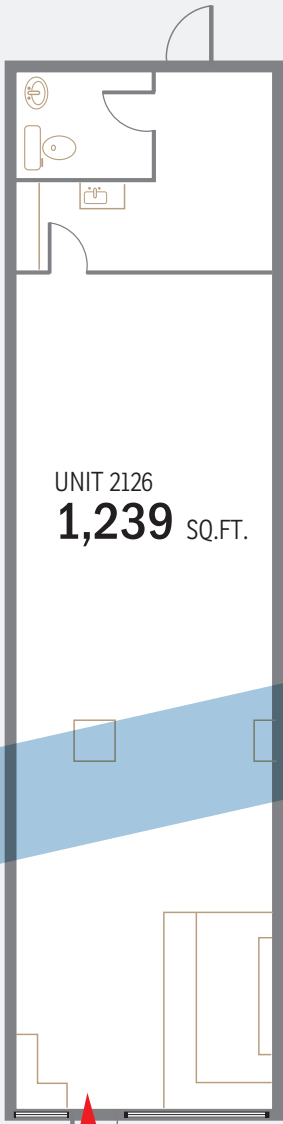
PARKING:
110 common surface stalls

OP. COSTS AND TAXES:
\$8.00 per sq. ft. (est.)
Utilities separately metered.

NET RENT: Market



Not to scale. May not be exactly as shown. Dimensions are for reference only and TBV.



UNIT 2126
1,239 SQ.FT.

ENTRANCE

*Not to scale.
 For reference only.*



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LOCAL EXPERTISE MATTERS