

PARKING LOT OR DEVELOPMENT SITE FOR LEASE

3030 - 23rd Street NE
Calgary, Alberta



LAND FOR LEASE

Site A - Approximately +/- 60,672 sq. ft. of land
Site B – Approximately +/- 86,728 sq. ft. of land

ZONING C-COR3 (Commercial Corridor)

Rental Rate: Market Rate

Operating Costs: \$ 0.37 psf (commercial infrastructure/maintenance)

Property Taxes: \$ 1.29 psf

Total **\$ 1.66 psf** (2025 Estimate)

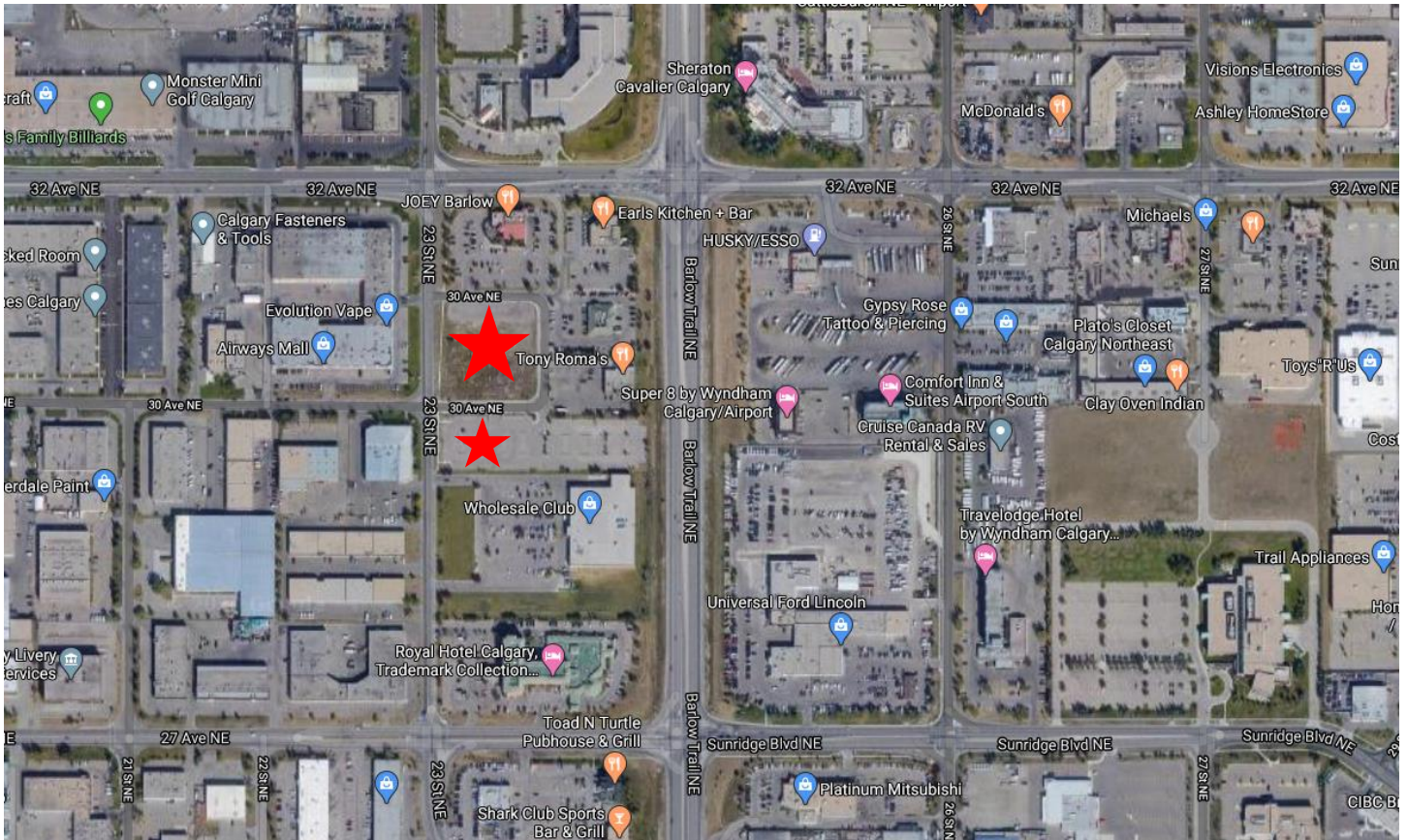
LOCATION FEATURES

- Located at the major intersection of Barlow Trail and 32nd Avenue NE
- Vehicles Per Day: 30,000 on 32nd Avenue and 40,000 on Barlow Trail (2022)
- Major tenants nearby: Earl's, Joey's, Cinnamon Restaurant, Dreams Eco Express Car Wash, Wholesale Club, and several hotels including Royal Hotel Calgary, Sheraton Cavalier Calgary, Super 8, Comfort Inn and Days Inn.



For more details, please contact (403) 293-6027
or via email at vw@viewwest.net

VACANT LAND



PARKING LOT PLAN



