



**Land & Building
For Lease or Sale**

SUNALTA STATION RETAIL BAYS | 1638 10 AVENUE SW CALGARY, ALBERTA



HIGHLIGHTS

With the recent LRT extension downtown has embraced Sunalta which has historically lent itself to many boutique shops such as gaming, the arts, and as an extremely popular music and theatre destination all accessible through the LRT station immediately adjacent to the property. This site is immediately adjacent and +15 connected to the proposed new home of the NHL's, Calgary Flames, and CFL's, Calgary Stampeders. 9,000 vehicles per day pass the building.

PROPERTY DESCRIPTION

Available Area:	Retail Unit 2: 2,495 sq. ft.
Rate:	Market
Op. Costs & Utilities:	Retail: \$10.45 psf est.
Zoning:	C-COR2
Signage:	Front, Rear Building Fascia & Pylon available

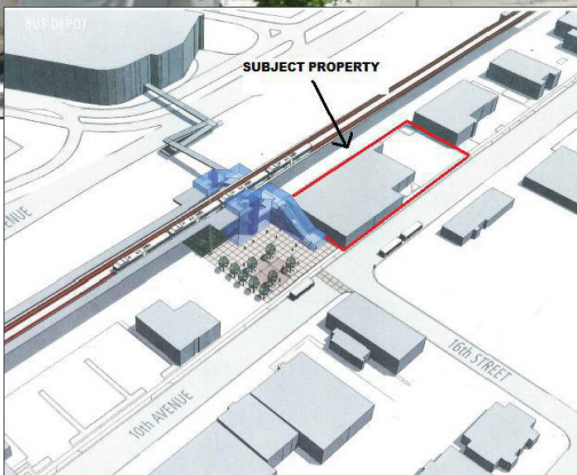
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AvenueCommercial.com

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SUNALTA LOCATION

1638 10 Avenue SW, Calgary, Alberta

Sunalta LRT
Major East-West Line



- Convenient access to downtown, Crowchild Trail, 14th Street, and Bow Trail.
- Immediate access to pedestrian bridge over 9th Avenue to the Greyhound bus station.
- City of Calgary has committed to Transit Oriented Developments like this one to make more efficient use of high value urban lands.
- Joint venture opportunity available.
- Excellent development site with opportunity for mixed use residential and office development, located directly adjacent to Sunalta's new and one of the city's most architecturally pleasing C-Train platform.

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