

EASTLAKE COMMONS

Bay 10- 10822, 50th Street, SE, Calgary

FOR LEASE

LAST UNIT



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EASTLAKE COMMONS

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OVERVIEW

FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: Bay 10 10822 - 50th Street SE
LAND USE ZONING: Industrial Commercial (I-C)
AVAILABILITY: Immediately

LEASING DETAILS

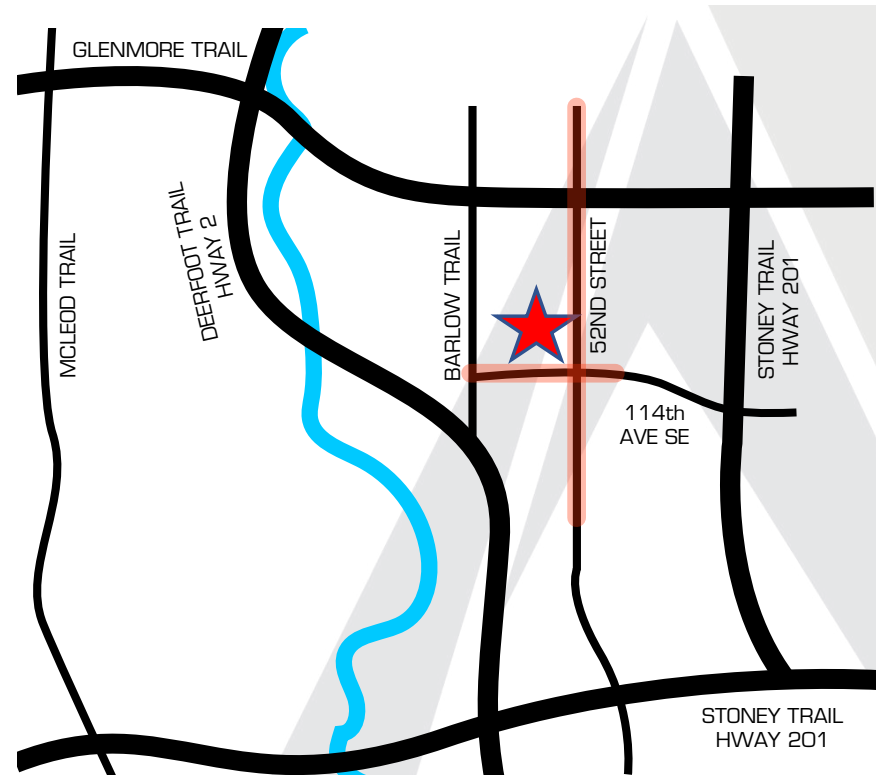
UNIT SIZE OPTIONS: 1,112 SF

LEASE RATE: Market

ADDITIONAL RENT (2024): \$16.95 SF
Property Taxes: \$9.59
Operating Costs: \$7.36

IMPROVEMENT ALLOWANCE: Negotiable

LOCATION MAP



PROPERTY HIGHLIGHTS

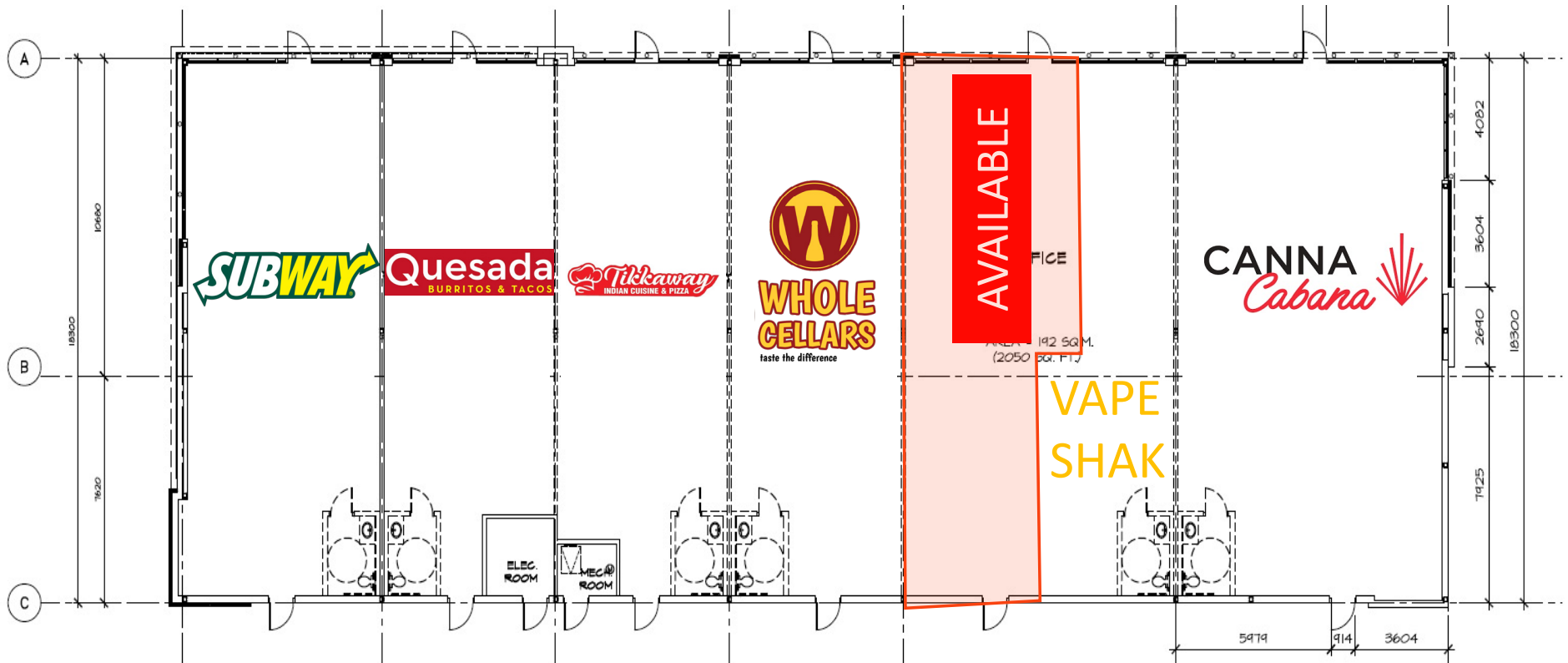
- Located within a master planned 430 acre industrial park, Eastlake Commons is the primary service retail provider in the immediate vicinity = limited competition!
- Great access to major transportation routes and excellent exposure to the newly expanded multilane corridor of 52nd Avenue SE providing Public transportation (Calgary Transit) located directly adjacent to the site.
- Two (2) Pylon signs fronting 52nd and 50th Street with exposure to excess of 26,000 vpd.
- Future development in Phase 2 Design will provide additional activity, demand and growth potential to tenants.

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SITE PLAN

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PERMITTED USES UNDER I-C ZONING:

- Bank
- Dry-cleaning
- Fitness Centre
- Health Care
- Print Centre
- Recreational & Instructional
- Office
- Veterinary & Pet Supplies
- Restaurant & Take out
- Retail & Showroom

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EXISTING TENANTS:

Tim Hortons

MR. LUBE

SUBWAY

Quesada
BURRITOS & TACOS

CANNA
Cabana

W **WHOLE**
CELLARS
taste the difference

Tikkaway
INDIAN CUISINE & PIZZA

FOR MORE INFORMATION, PLEASE CONTACT:

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