

FOR LEASE
70 SHAWVILLE BLVD
SE #224
CALGARY, AB T2Y 2Z3



 **CUSHMAN & WAKEFIELD**
Edmonton

FOR LEASE

AVAILABLE IMMEDIATELY

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

1,201 SF available for lease with the potential opportunity to sublease.

Grocery-anchored centre anchored by Safeway, Blowers & Grafton, Sobey's Liquor, A&W and Pet Valu.

High exposure lease opportunity with development permit in place for Cannabis.



VEHICLES PER DAY

- 20,716 on Shawnessy Blvd
- 24,437 on 162 Avenue
- 63,000 on MacLeod Trail
- 17,894 on Sun Valley Blvd

PROPERTY DETAILS

Municipal Address: 70 Shawville Blvd SE #224,
Calgary, AB T2Y 2Z3

Parking Area: Ample Parking

Availability: Immediately

Size: 1,201 SF

Legal Description: Plan 9010431 Block 3

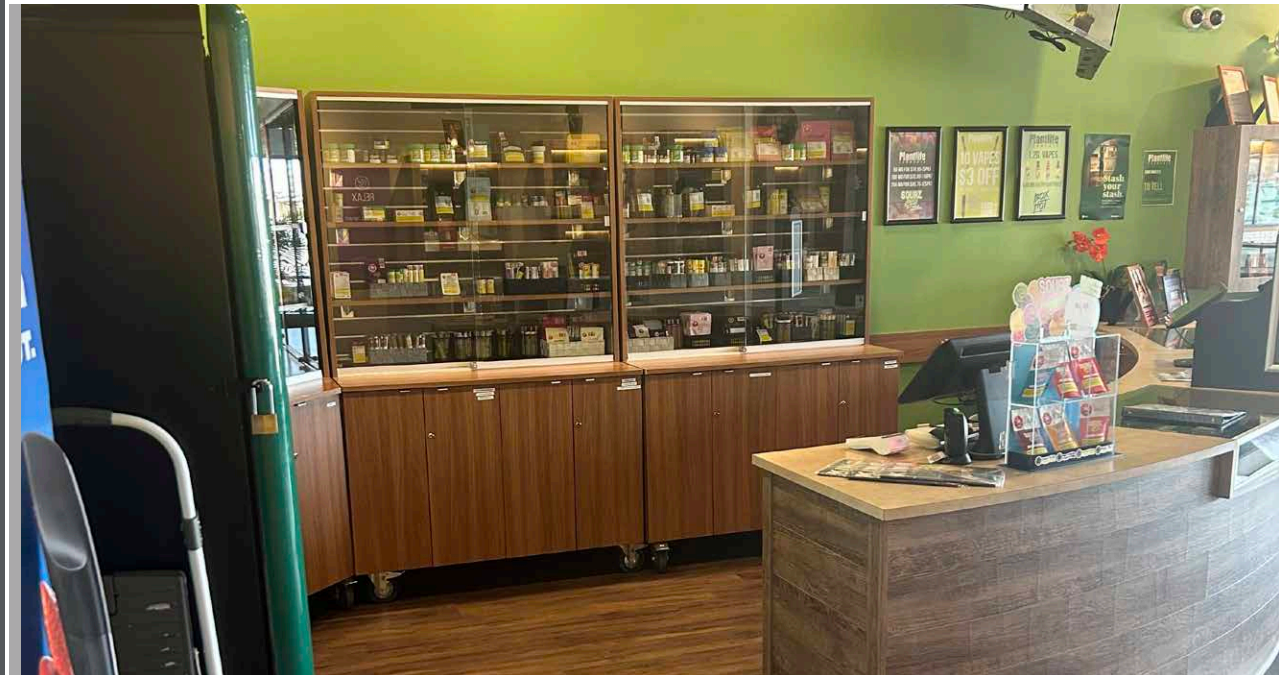


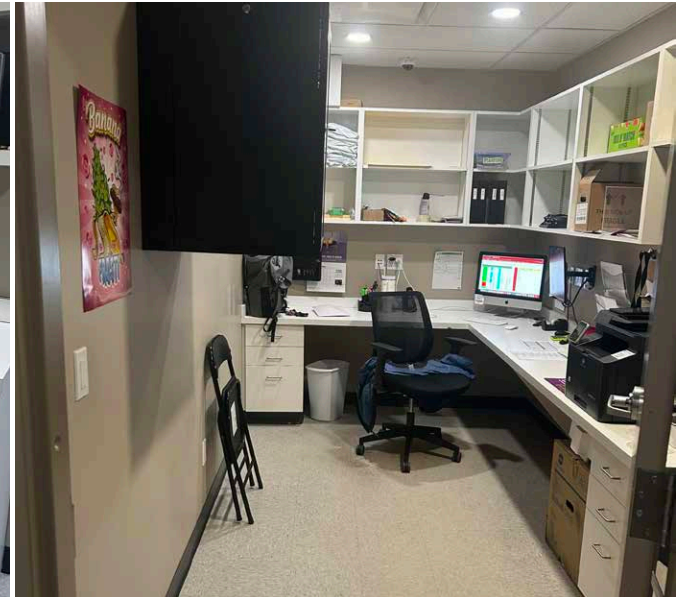
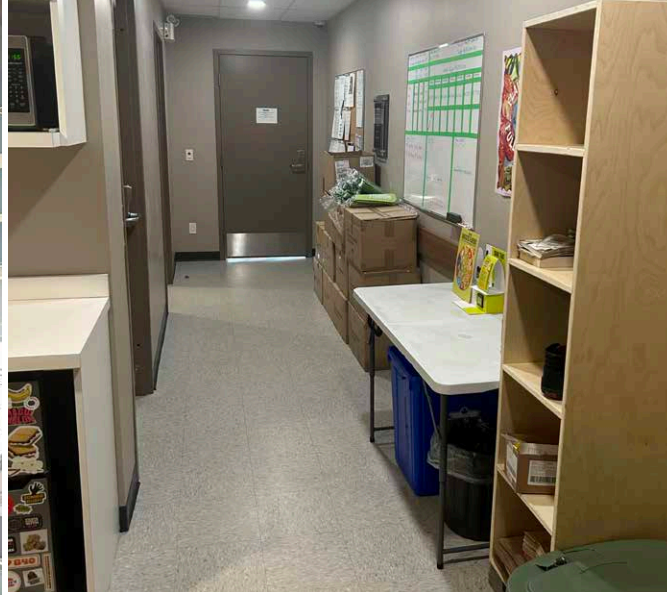
DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	6,253	67,792	155,107

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	2,280	23,099	53,161

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$123,152	\$153,235	\$164,101





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