

➤ Direct exposure to over 53,000 vehicles per day

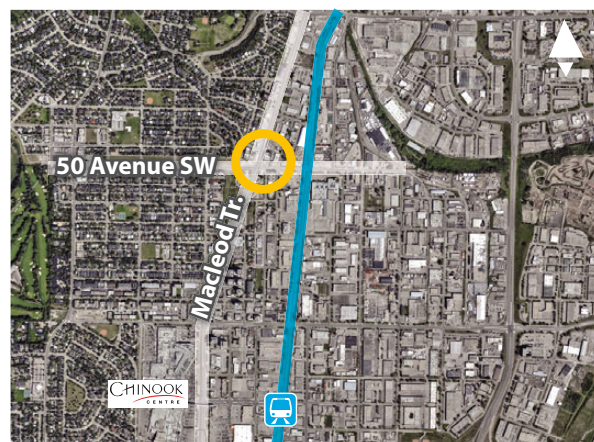
**PRICE
ADJUSTED**



FREE-STANDING RETAIL BUILDING ON MACLEOD TR. FOR SALE

**5008, 5010, 5014 Macleod Tr. S
Calgary**

» Busy 'all turns' intersection of Macleod Trail and
50th Avenue SW



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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



Area Demographics (2 km radius)



Population
17,228



Median Age
39.4



Average Household Income \$205,057



Current Consumption / Household



\$18,953
FOOD



\$7,074
HEALTH CARE



\$8,166
RECREATION



\$2,863
PERSONAL CARE



\$7,105
LIQUOR/TOBACCO



\$5,925
CLOTHING

SALE INFORMATION

MUNICIPAL ADDRESS:

5008, 5010, 5014 Macleod Tr. S, Calgary

LEGAL DESCRIPTION:

Plan 5360 AM, Block 6, Lots 35-41

ZONING: C-COR3 f3.0 h46

YEAR OF CONSTRUCTION:

1951 and 1959 with subsequent additions in 2003 and 2007

GROSS LEASABLE AREA:

8,083 sq. ft. – main floor

5,167 sq. ft. – lower floor

TOTAL: 13,250 sq. ft.

TOTAL SITE AREA: 17,421 sq. ft.

PARKING: 18 surface parking stalls

2024 ASSESSMENT: \$4,585,500

2024 TAXES: \$101,784.24

PRICE: ~~\$5,900,000~~ \$5,400,000 **PRICE ADJUSTED**





Main floor



Main floor



Main floor



Main floor



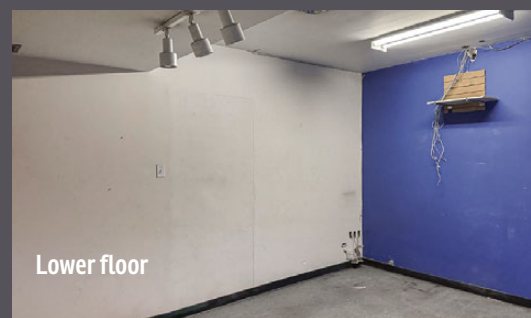
Lower floor



Lower floor



Lower floor



Lower floor



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