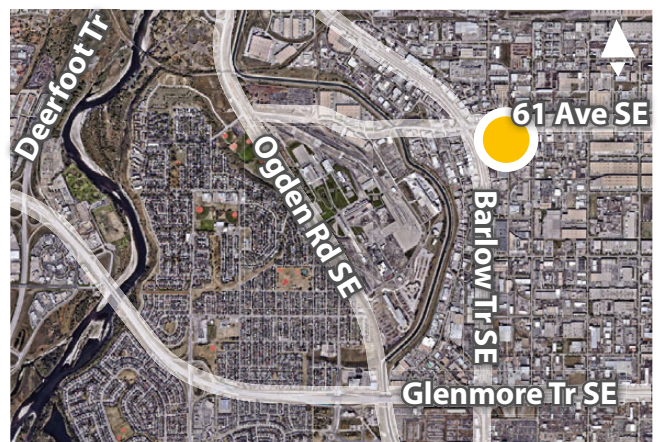




RETAIL SPACE FOR LEASE

3711 61st Avenue SE
Calgary

1,691_{sf}



Andrew Sherbut, VICE PRESIDENT

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



 **Traffic Count** 11,000 VEHICLES DAILY ON 61 AVE SE
Source - City of Calgary

 **Daytime Employment** 23,771 EMPLOYEES 1,311 BUSINESSES
2 km radius. Source - CoStar

LEASE INFORMATION

MUNICIPAL ADDRESS:
3711 61st Avenue SE, Calgary

LAND USE: C-COR3

AVAILABLE FOR LEASE:
1,691 sq. ft.

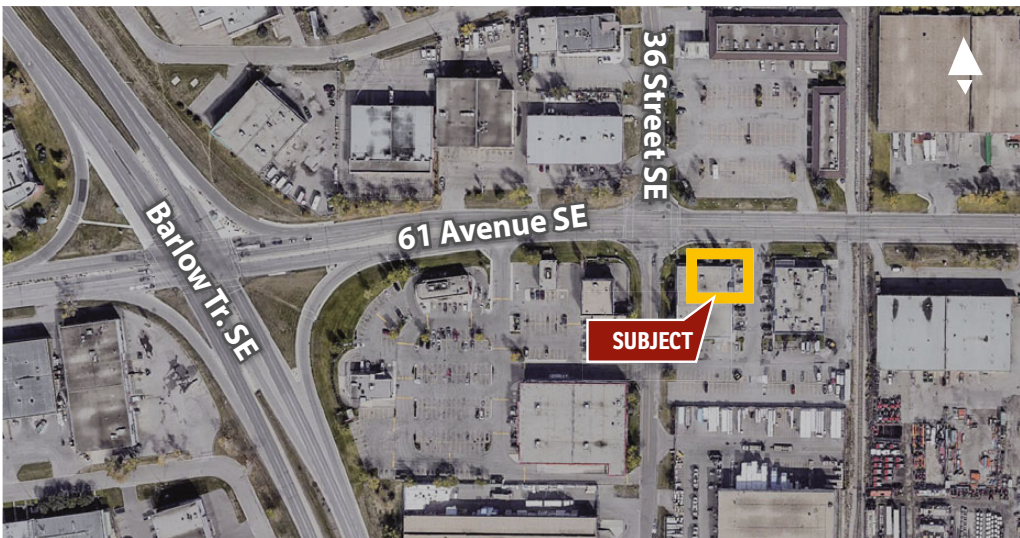
Former Dental office. This office is relocating and equipment will not remain.

AVAILABILITY: Q4 2025

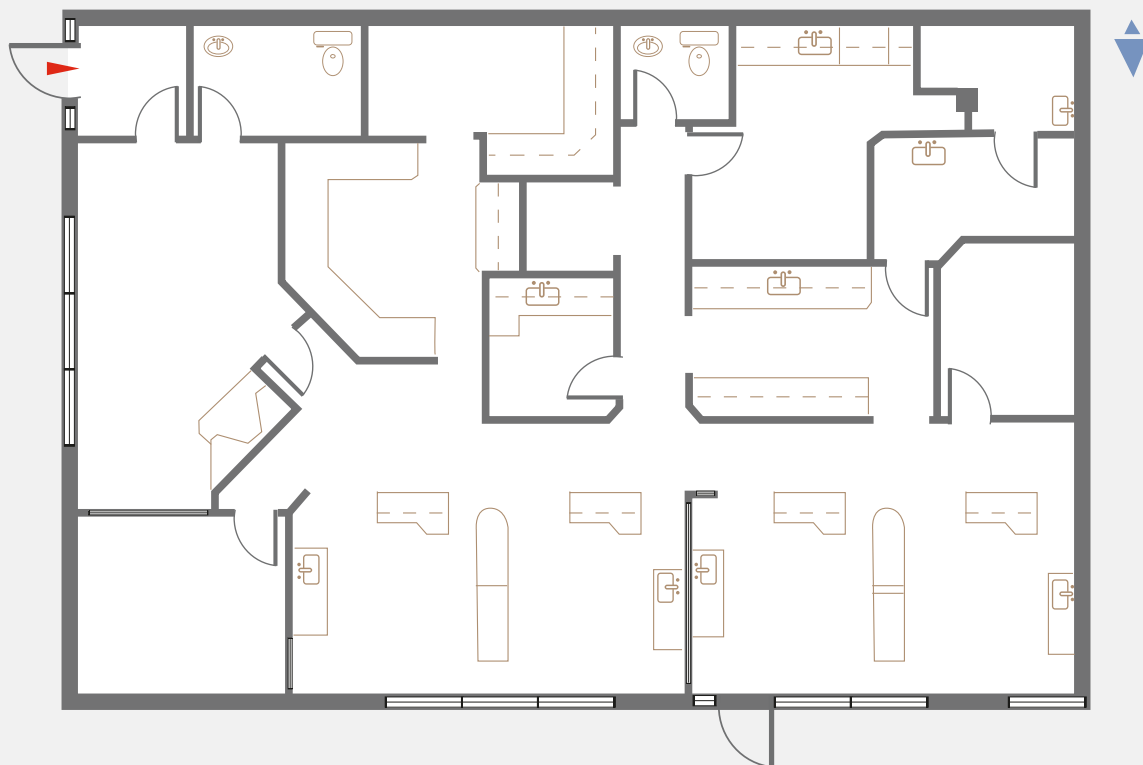
PARKING: Ample surface parking

OP. COSTS AND TAXES:
\$12.75 per sq. ft. (est.). Gas, water, electricity are individually metered

NET RENT: Market rates



P A R K I N G





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