

AVAILABLE IMMEDIATELY



3,332 SF

TURNKEY SHOW ROOM SPACE FOR LEASE

DIRECT EXPOSURE TO 16,000 VEHICLES PER DAY ON 58TH AVE SW
STEPS AWAY FROM CHINOOK MALL AND CHINOOK LRT

THE NIAZI
GROUP | **exp**[®]
REALTY

121 58 Avenue SW, Calgary, Alberta

CHINOOK
CENTRE

Prime Commercial Property with High Visibility and Convenient Access in SW Calgary

Macleod Trail SW

THE SALVATION ARMY
THRIFT STORE

58 Avenue SW

- ✓ Excellent exposure to 58 Avenue SW, servicing 16,000 vehicles per day.
- ✓ Ample surface parking.
- ✓ Multiple amenities in the area.
- ✓ Walking distance to Chinook LRT Station and Chinook Centre.
- ✓ Proximity to major thoroughfares including Macleod Trail SW, Blackfoot Trail ES and Glenmore Trail.

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Area Demographics

(5 km radius)

 Population

162,904 **181,844**
2020 2025 ▲10.5%

 Average Household Income

\$152,054 **\$174,374**
2020 2025 ▲11.4%

 Median Age

38.0 **39.6**
2020 2025

 Current Consumption

\$11,016,708,228
TOTAL SPENT



CHINOOK CENTRE

 **TRAFFIC COUNT**
47,000 vehicles daily

HIGH-DENSITY MULTI-FAMILY APARTMENTS

Macleod Trail SW



MOJO'S LICENSE & REGISTRY



SITE



CANADA DIAGNOSTIC CENTRE

Honeywell

 **TRAFFIC COUNT**
16,000 vehicles daily



61 Avenue SW

58 Avenue SW



LEASE INFORMATION

ADDRESS: 121 58 Avenue SW, Calgary

LANDLORD:



Property investment,
development and asset
management company.
enrightcapital.com

AVAILABLE FOR LEASE:

- **3,332 sq. ft** Available for lease

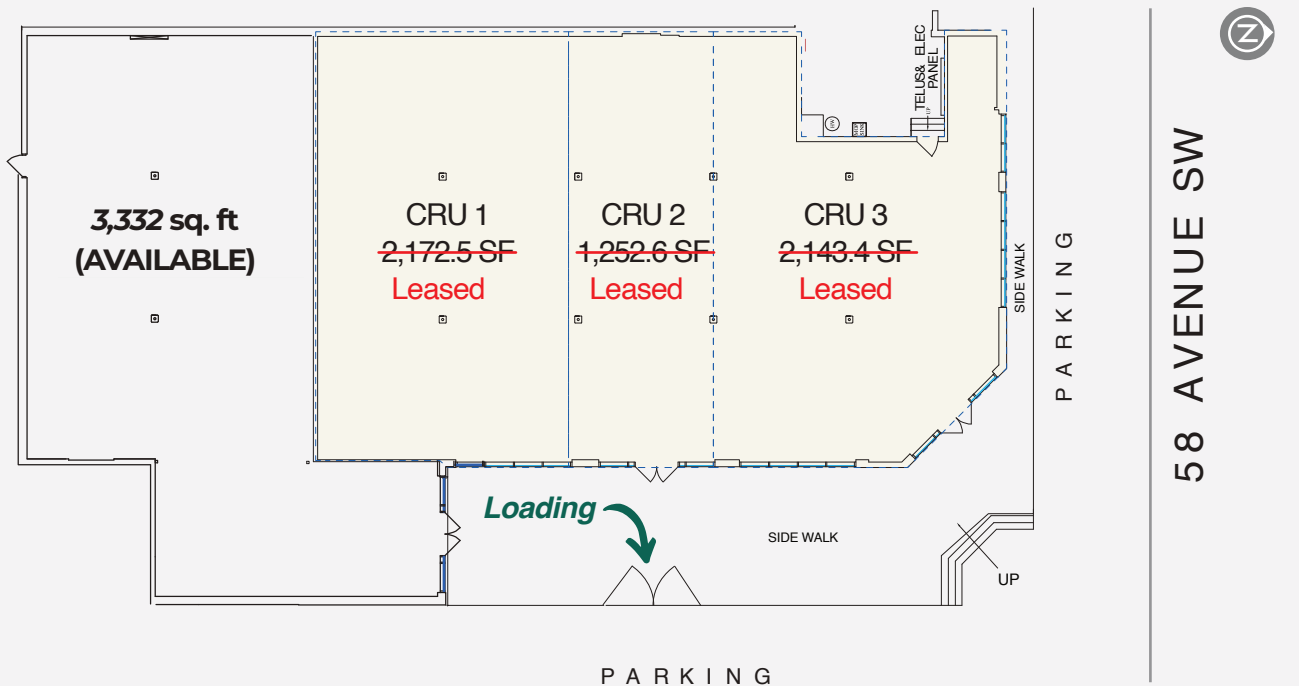
YEAR RENOVATED: 2021

AVAILABILITY: Fully fixtured and move in ready showroom space

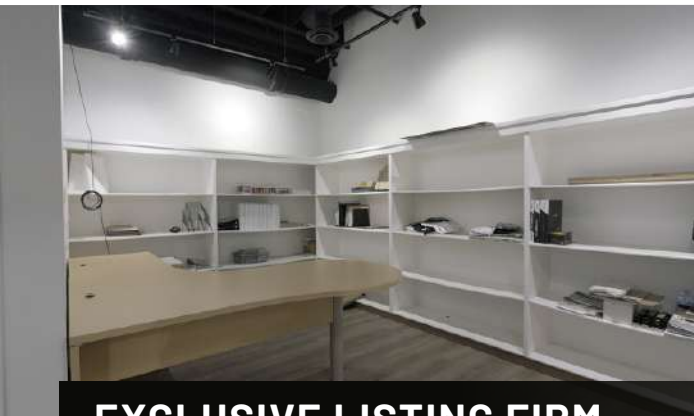
PARKING: Ample surface

OP. COSTS & TAXES: \$13 per sq. ft

NET RENT: \$35 PSF



121 58 Avenue SW, Calgary, Alberta



EXCLUSIVE LISTING FIRM

THE NIAZI GROUP | **exp**
REALTY

TALHA NIAZI

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