

AVAILABLE IMMEDIATELY



TURNKEY RETAIL 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.

121 58 Avenue SW, Calgary, Alberta



# Area Demographics

(5 km radius)



Population

**162,904** **181,844**  
2020 2025 ▲10.5%

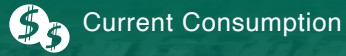


**\$152,054** **\$174,374**  
2020 2025 ▲11.4%



Median Age

**38.0** **39.6**  
2020 2025



Current Consumption

**\$11,016,708,228**  
TOTAL SPENT



**CHINOOK CENTRE**

Macleod Trail SW

61 Avenue SW

58 Avenue SW



MOJO'S LICENSE & REGISTRY

CANADA DIAGNOSTIC CENTRE

**Honeywell**



**SITE**

TRAFFIC COUNT

47,000 vehicles daily

HIGH-DENSITY MULTI-FAMILY APARTMENTS

TRAFFIC COUNT

16,000 vehicles daily







## LEASE INFORMATION

**ADDRESS:** 115 & 119 58 Avenue SW, Calgary

**LANDLORD:**  Property investment, development and asset management company.  
ENRIGHT [enrightcapital.com](http://enrightcapital.com)

### AVAILABLE FOR LEASE:

- #119 - 3,396 sq. ft
- #115 - 3,332 sq. ft

**YEAR RENOVATED:** 2021

**AVAILABILITY:** Fully fixtured and move in ready.

**PARKING:** Ample surface

**OP. COSTS & TAXES:** \$12.85 per sq. ft

**Zoning:** C-COR3

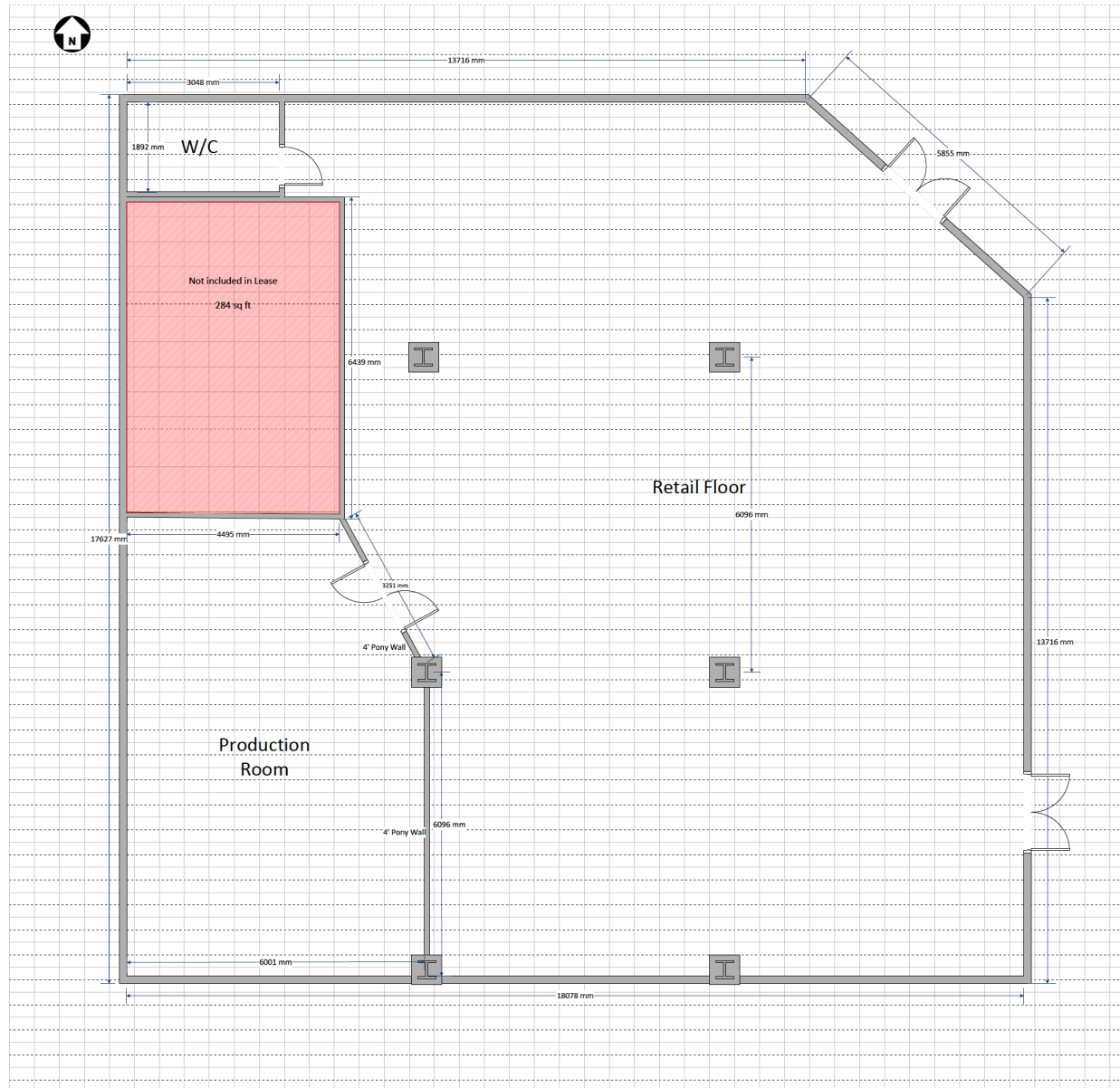
**Ceiling height:** 14ft

**NET RENT:** \$29 PSF

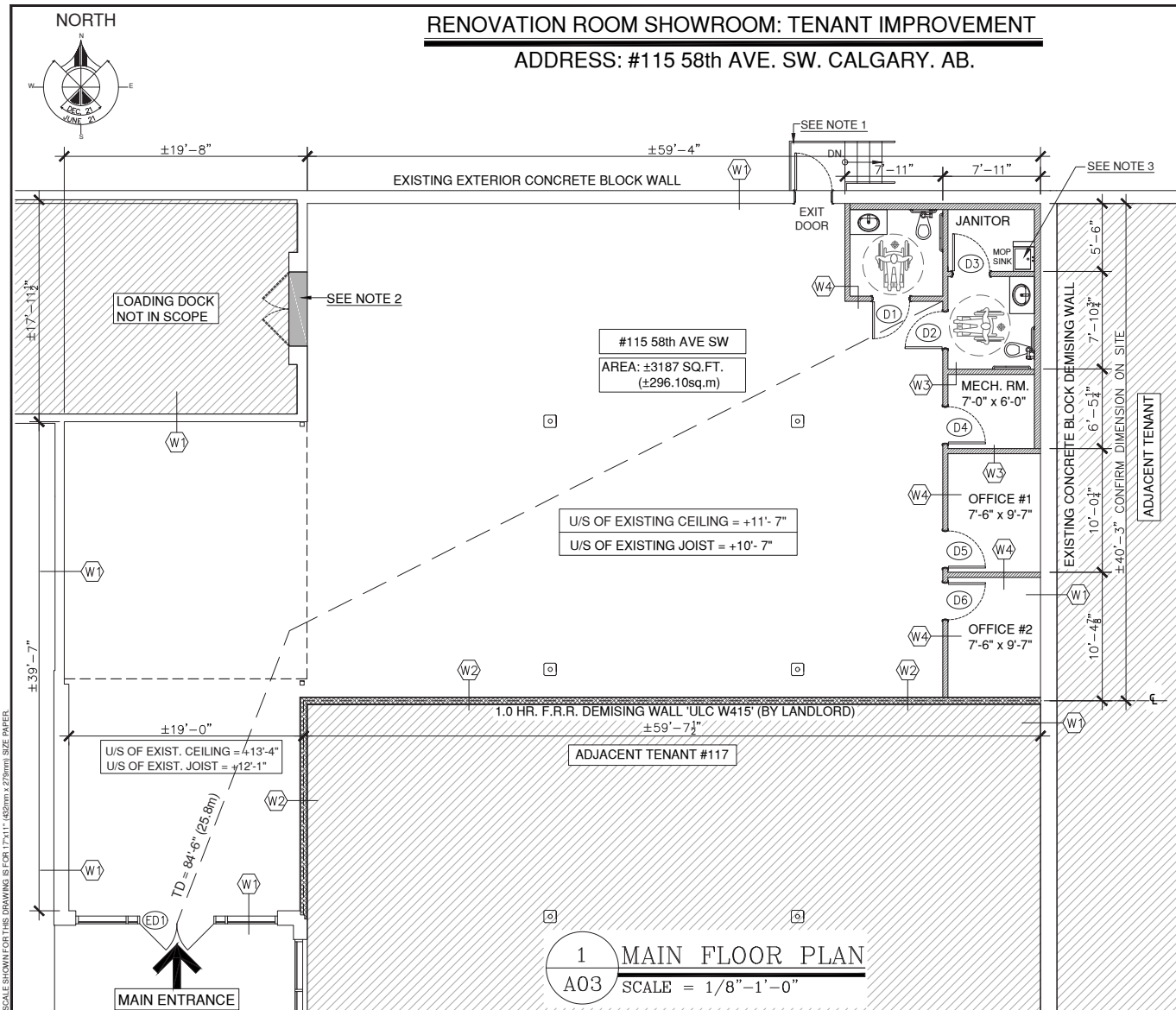


121 58 Avenue SW, Calgary, Alberta

# FLOORPLAN #119

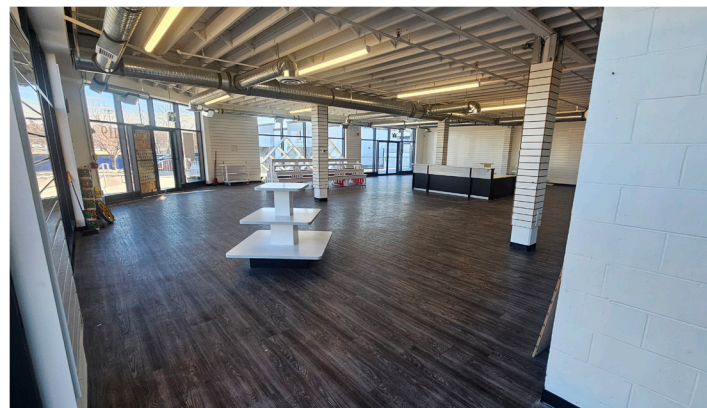
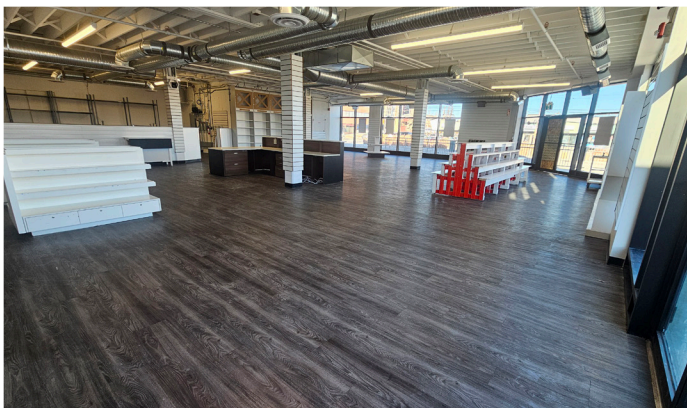
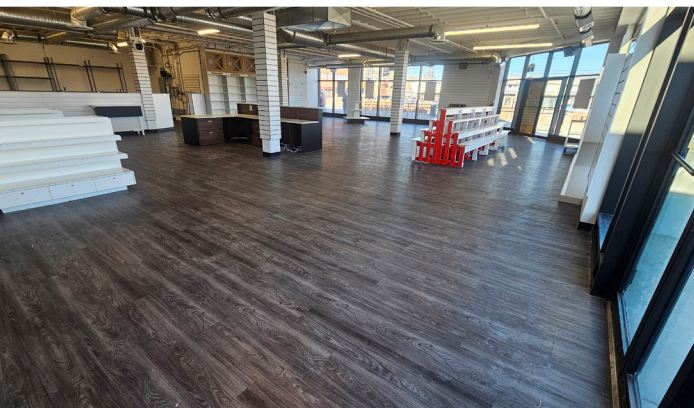
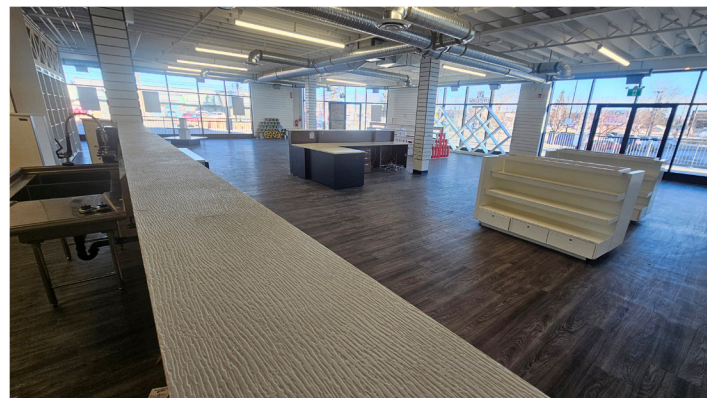
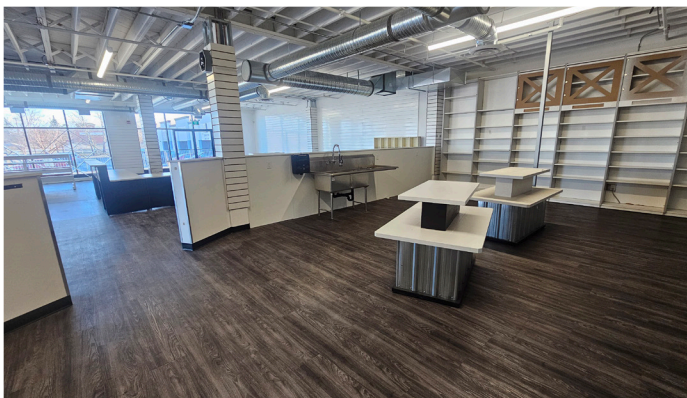
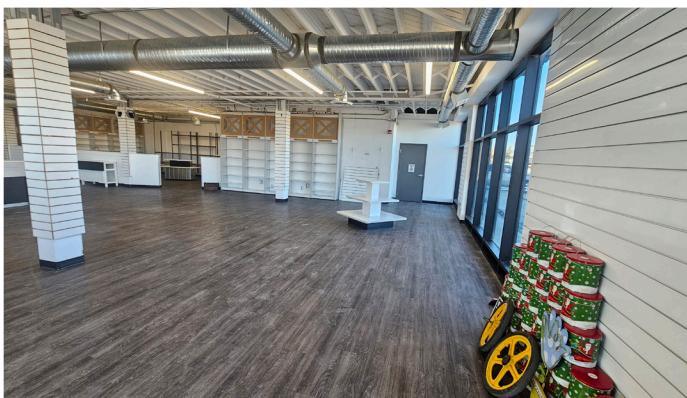


# FLOORPLAN #115



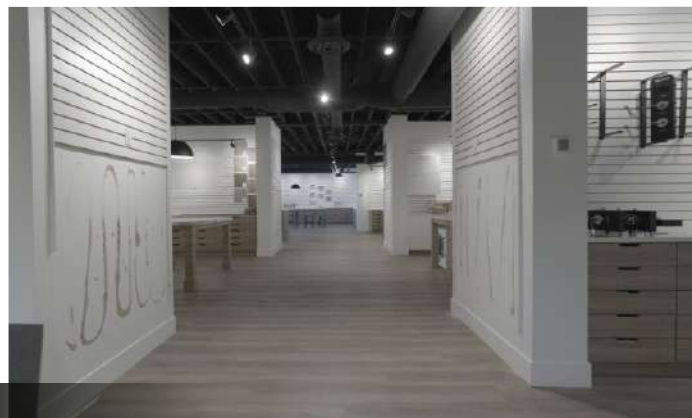
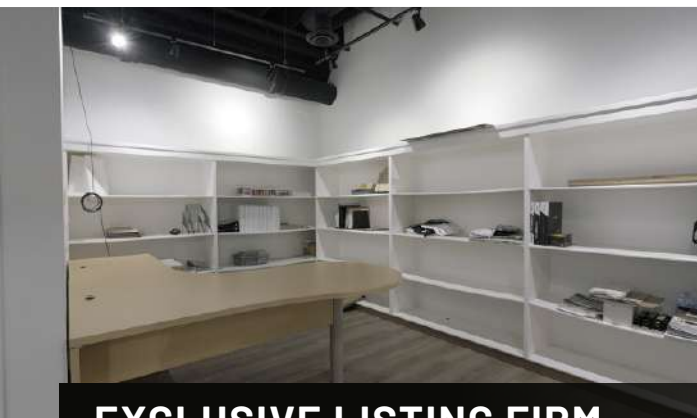
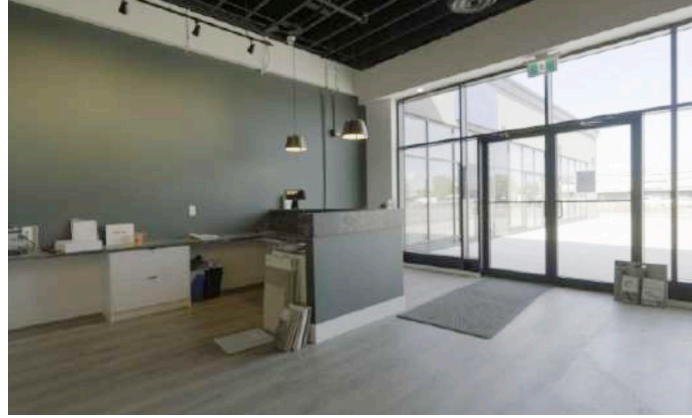


# CRU1





# CRU2



**EXCLUSIVE LISTING FIRM**

**THE NIAZI GROUP** | **exp**  
REALTY

**TALHA NIAZI**

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