

◆ FOR LEASE ◆

20 Westpark Link SW, Calgary, Alberta



PROPERTY INFORMATION

LOCATION

UNIT 120, 20 WESTPARK LINK SW

AVAILABLE FOR LEASE

1,013 SQ. FT.

AVAILABLE
IMMEDIATELY

ASKING LEASE RATE
MARKET

TERM
5 - 10 YEARS

PARKING
ABUNDANT

OPERATING COSTS

\$8.49 (INCLUDES WATER AND SEWER)

TAXES

\$12.41 (INCLUDES WATER AND SEWER)

MANAGEMENT FEE

5% OF GROSS RENT

DEMOGRAPHICS*

POPULATION

	1KM	3KM	5KM
2016 Population:	7,310	40,677	111,457
2021 Population:	8,031	44,962	121,114
Pop Growth 2016 -	9.86%	10.53%	8.66%
Median Age:	34.00	36.10	38.90

HOUSEHOLDS

2016 Households:	2,492	14,758	42,555
2021 Households:	2,777	16,464	46,727
HH Growth			
2016 - 2021:	11.44%	11.56%	9.80%
2016 Median HH	\$156,464	\$155,995	\$133,451
2016 Per Capita	\$63,599	\$74,051	\$68,813
2016 Avg Household	3.00	2.80	2.60

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GENERAL INFORMATION

Grocery anchored centre with No Frills.

Well situated on 85th Street SW in highly sought after affluent SW.

Zoned MX-1 suitable for retail and consumer services.

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700, 1812 4TH ST SW • T2S 1W1
Calgary, Alberta, Canada



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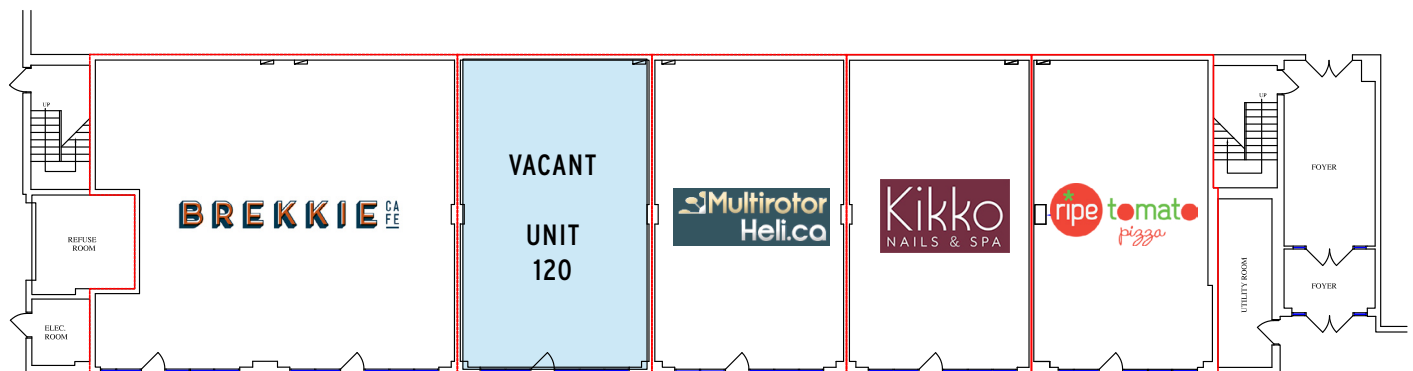


SITE PLAN



RETAIL UNITS
882 - 85 STREET SW
CALGARY, ALBERTA

0 5 10 20FT
1.52 3.05 6.10M



MAIN FLOOR PLAN

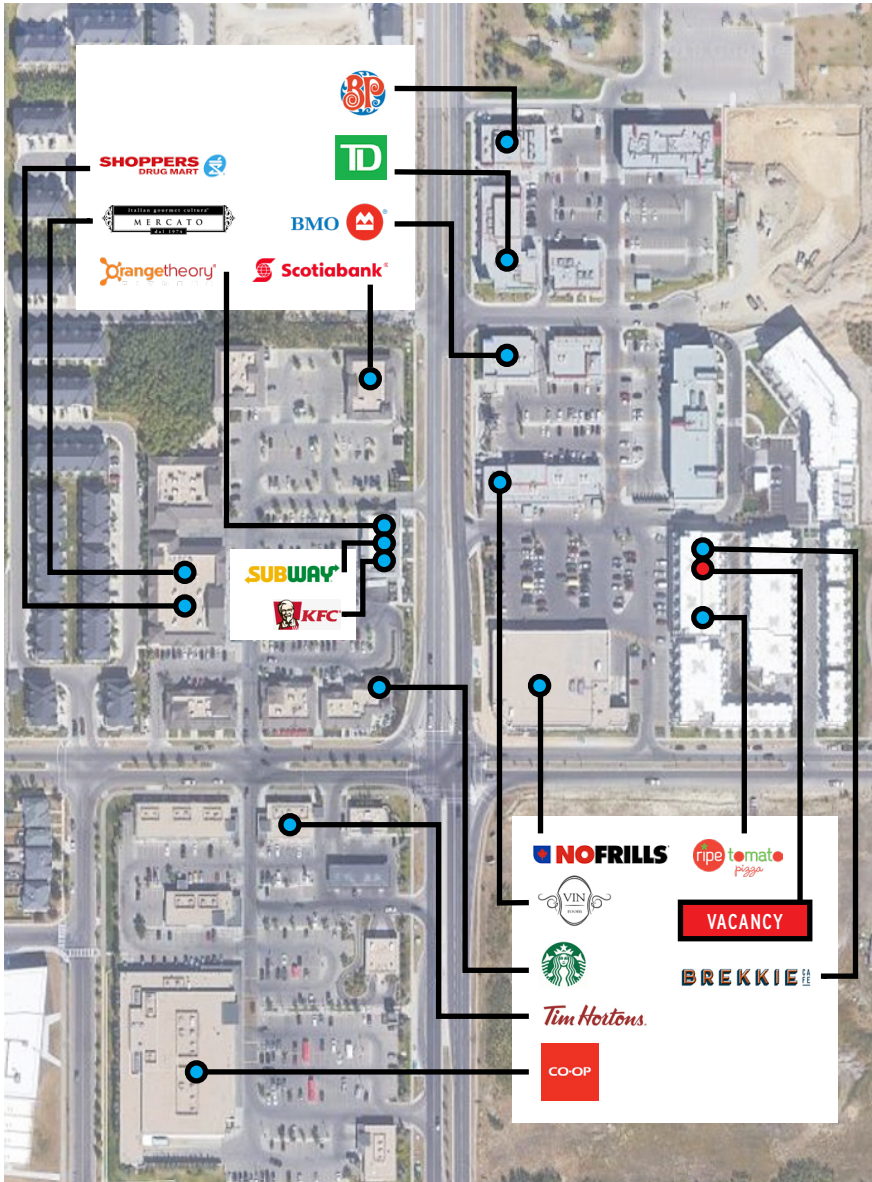


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