



JR  
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

6127 BARLOW TRAIL SE  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071



# FLOOR PLAN



## PROPERTY INFORMATION

### LOCATION

6127 BARLOW TRAIL SE

### AVAILABLE FOR LEASE

DEMISING OPTIONS  
AVAILABLE FROM  
2,500 SQ. FT. +/-  
TO 7,500 SQ. FT. +/-  
BASEMENT:  
2,000 SQ. FT. +/-  
CONTIGUOUS WITH  
5,000 SQ. FT. +/- SPACE

### AVAILABLE

APRIL 1<sup>ST</sup>, 2021

### TERM

5 - 10 YEARS

### OPERATING COSTS

\$ 4.00 / SQ. FT.

### TAXES

\$9.80 / SQ. FT.

### LEASE RATE

\$20.00 NET MAIN FLOOR  
\$5.00 GROSS LOWER  
LEVEL

### MANAGEMENT FEE

15% OF OPERATING  
COSTS AND TAXES

### PARKING

APPROXIMATELY  
36 STALLS

### ZONING

COMMERCIAL (I-C)  
DISTRICT

### CEILING HEIGHTS

MAIN BUILDING:  
12 FT CLEAR  
BASEMENT:  
9 FT CLEAR

### SPECIAL PROVISIONS

TENANT PAYS FOR  
UTILITIES AND HVAC  
MAINTENANCE

### POWER

600 AMPS, I20/208  
VOLTS TO BUILDING

## DEMOGRAPHICS

### POPULATION

|      | 2KM   | 3KM    | 5KM    |
|------|-------|--------|--------|
| 2020 | 5,140 | 24,065 | 59,571 |
| 2025 | 5,866 | 27,162 | 67,009 |

### GROWTH

|             | 2KM    | 3KM    | 5KM    |
|-------------|--------|--------|--------|
| 2020 - 2025 | 14.12% | 12.87% | 12.49% |

### AVERAGE INCOME

|      | 2KM      | 3KM      | 5KM      |
|------|----------|----------|----------|
| 2020 | \$85,862 | \$94,250 | \$99,917 |

### MEDIAN AGE OF POP.

|      | 2KM   | 3KM   | 5KM   |
|------|-------|-------|-------|
| 2020 | 39.50 | 39.70 | 39.70 |

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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## GENERAL INFORMATION

WONDERFUL CORNER LOT LOCATED IN SE CALGARY. THIS PROPERTY HAS DIRECT EXPOSURE TO BARLOW TRAIL AND EASY ACCESS OFF DEERFOOT TRAIL, ALLOWING FOR TRAFFIC COUNTS OF AT LEAST 30,000 VEHICLES PER DAY. THE BUILDING HAS 7,500 +/- SQUARE FEET OF ABOVE GROUND USEABLE SPACE PLUS A 2,000 +/- SQUARE FEET BASEMENT. THE SPACE CAN BE KEPT WHOLE FOR USE FROM A SINGLE TENANT OR DEMISED FOR MULTIPLE TENANTS TO TAKE ADVANTAGE OF FLEXIBLE ZONING. SITUATED ALONG A BUS ROUTE IN ADDITION TO THE ABUNDANCE OF ONSITE PARKING, HIGHLIGHTS THE EASE OF ACCESSIBILITY TO THIS LOCATION.

## TRAFFIC COUNTS

- BARLOW TRAIL SE AND 54<sup>TH</sup> AVENUE SE:  
30,000 VEHICLES/DAY
- BARLOW TRAIL SE AND 66<sup>TH</sup> AVENUE SE:  
22,000 VEHICLES/DAY

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**SITE PHOTOS**



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