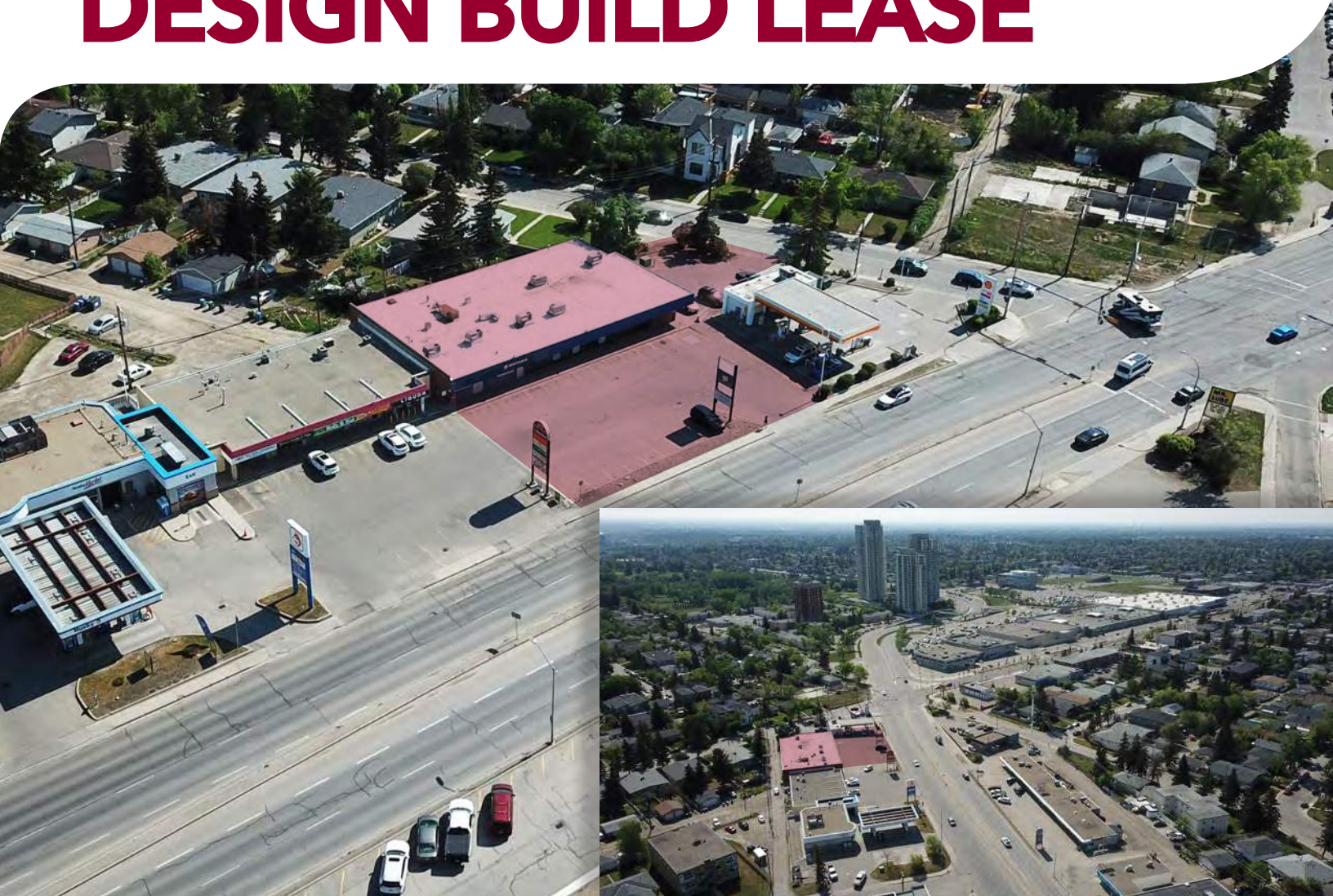


3810 Bow Trail, Calgary, AB
8,406 square feet on 0.52 acres

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR DESIGN BUILD LEASE

JR
MERCANTILE
REAL ESTATE ADVISORS INC.



JON C. MOOK, SIOR
LEE & ASSOCIATES CALGARY INC.
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

JEFF ROBSON
JR MERCANTILE REAL ESTATE ADVISORS INC.
PRESIDENT, BROKER
C: 403-966-1329
jeff@jrmercantile.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS



LEGAL DESCRIPTION:
Plan 7810347, Block 1, Lot 29

RENTABLE AREA:
8,406 sq.ft.

SITE SIZE:
0.52 acres

ASKING PRICE:
\$ 4,950,000

AVAILABLE:
Immediately

YEAR BUILT:
1978

DISTRICT:
Spruce Cliff

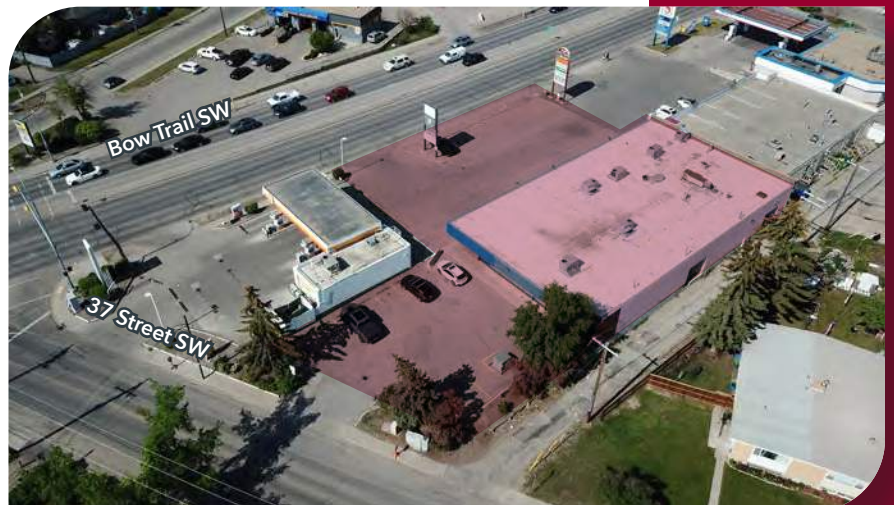
ZONING:
CCOR-2 (Commercial Corridor - 2)



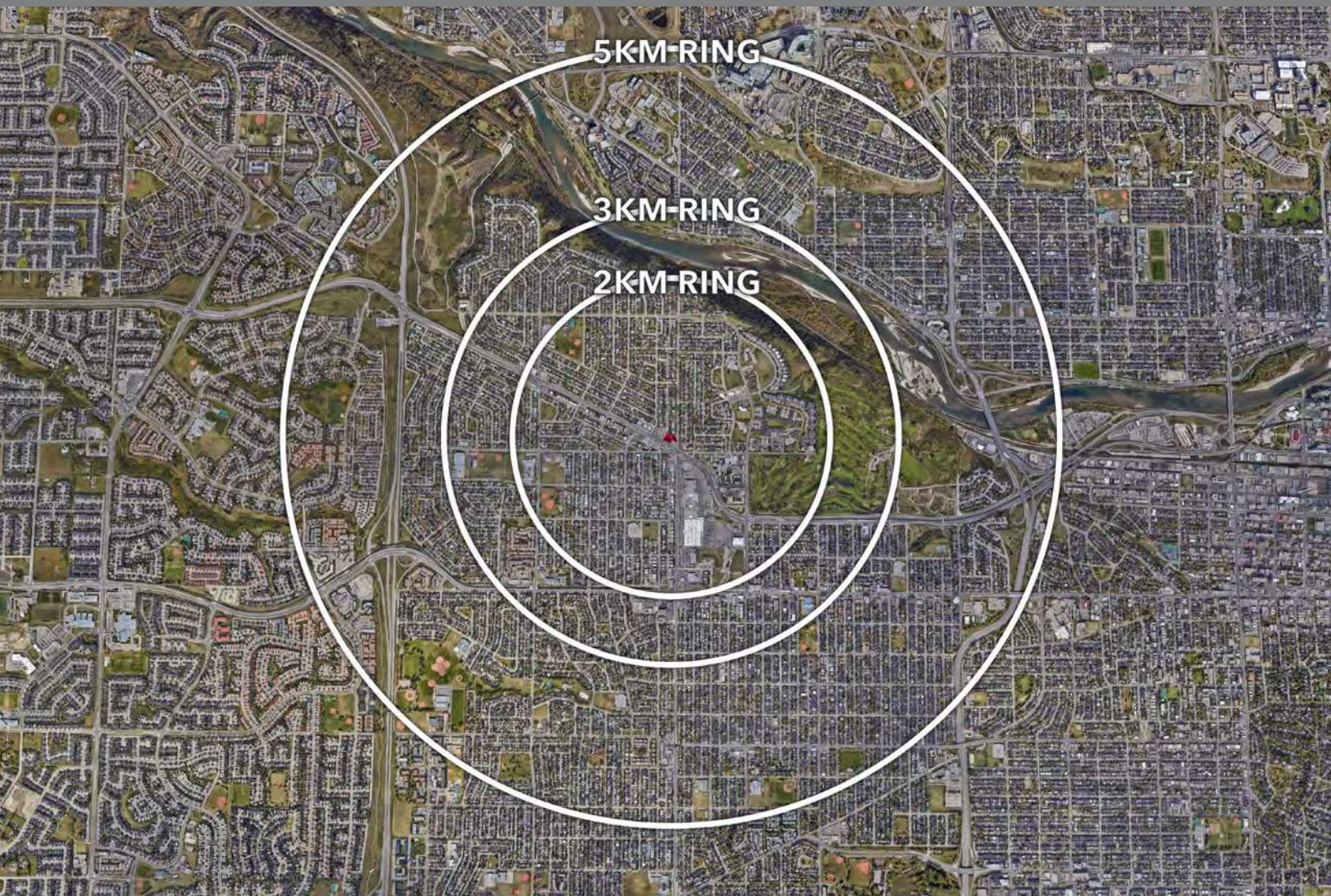
ELECTRICAL:
600 amps, 600 volts, 3 phase service

COMMENTS:

- » Single-use or multi-tenant building
- » Fully paved site
- » Property fronts on to Bow Trail SW (no easement) with direct access to 37th Street SW
- » 1,288 sq.ft. leased to a cannabis facility until August 31st, 2025



DEMOGRAPHICS



- **2KM RING**
2023: 35,702
2028: 40,970
- **3KM RING**
2023: 78,931
2028: 90,053
- **5KM RING**
2023: 233,962
2028: 265,901

01

POPULATION

- **2KM RING**
14.76%
- **3KM RING**
14.09%
- **5KM RING**
13.65%

02

GROWTH
(2023-2028)

- **2KM RING**
39.80
- **3KM RING**
39.90
- **5KM RING**
38.70

03

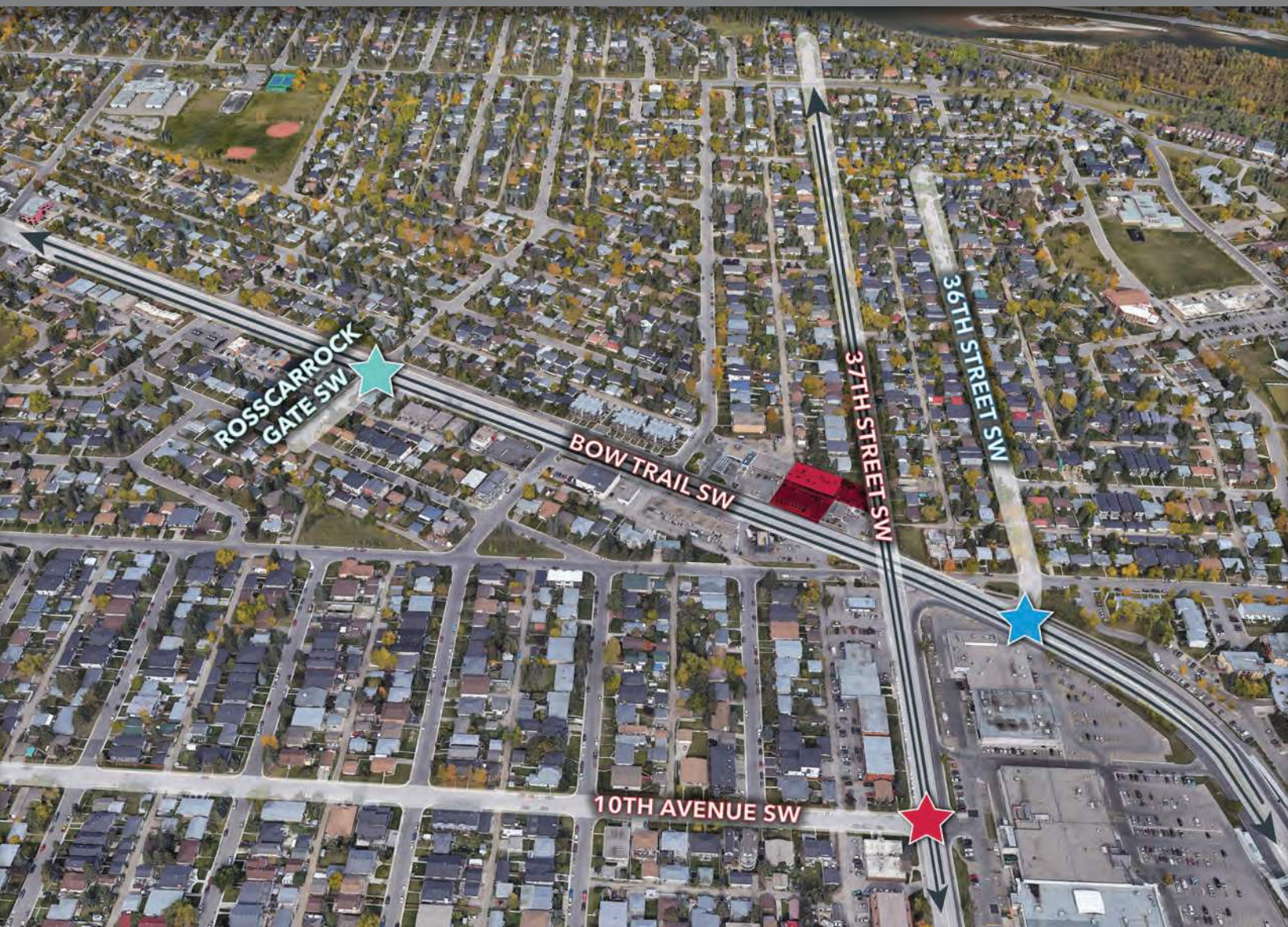
MEDIAN AGE
OF POPULATION

- **2KM RING**
\$135,075
- **3KM RING**
\$149,266
- **5KM RING**
\$152,646

04

AVERAGE
HOUSEHOLD
INCOME

TRAFFIC COUNTS



Radar readings of two-way traffic at each intersection



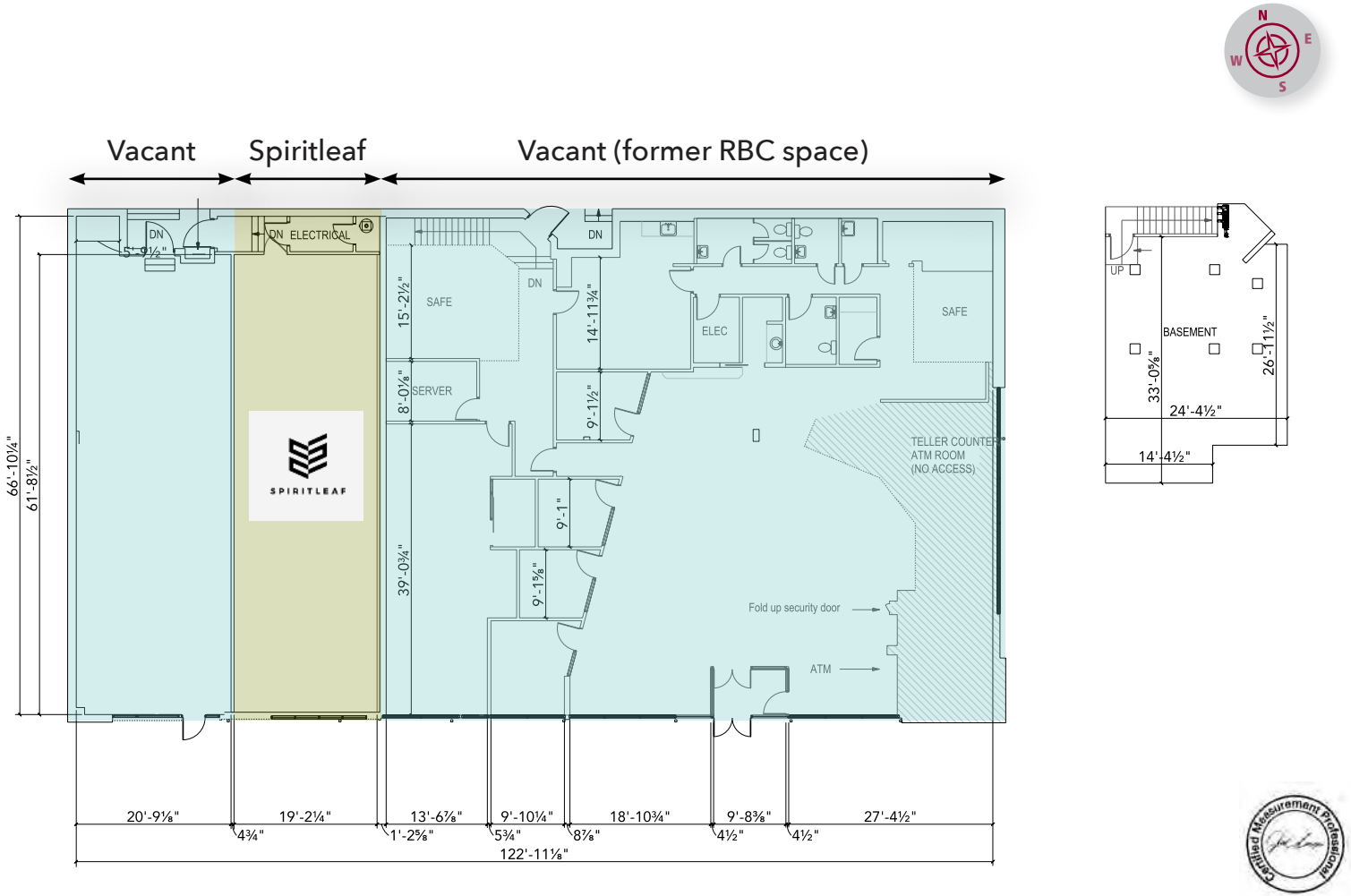
Bow Trail SW and 36th Street SW
32,000 vehicles/day

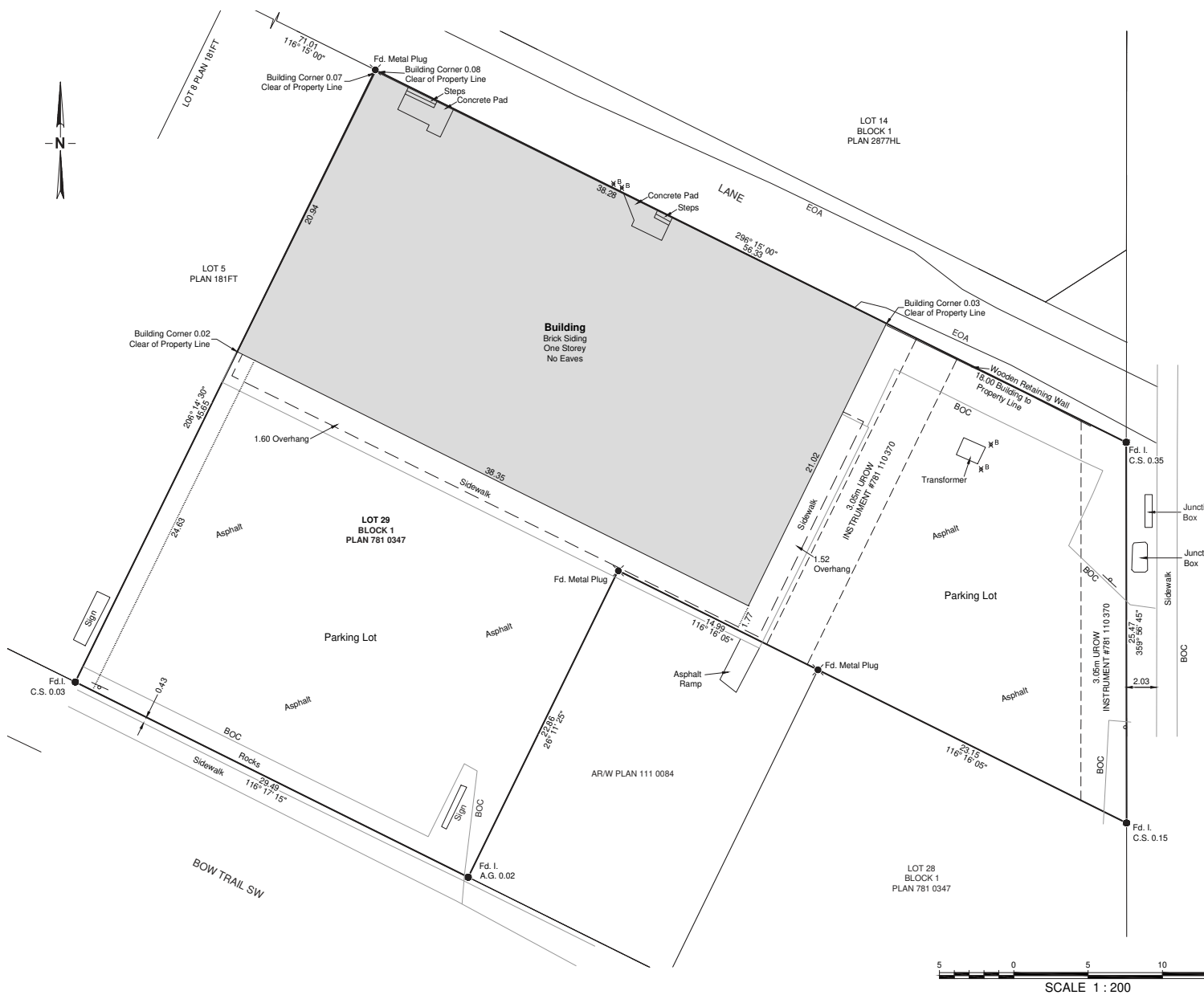


10th Avenue SW and 37th Street SW
11,000 vehicles/day

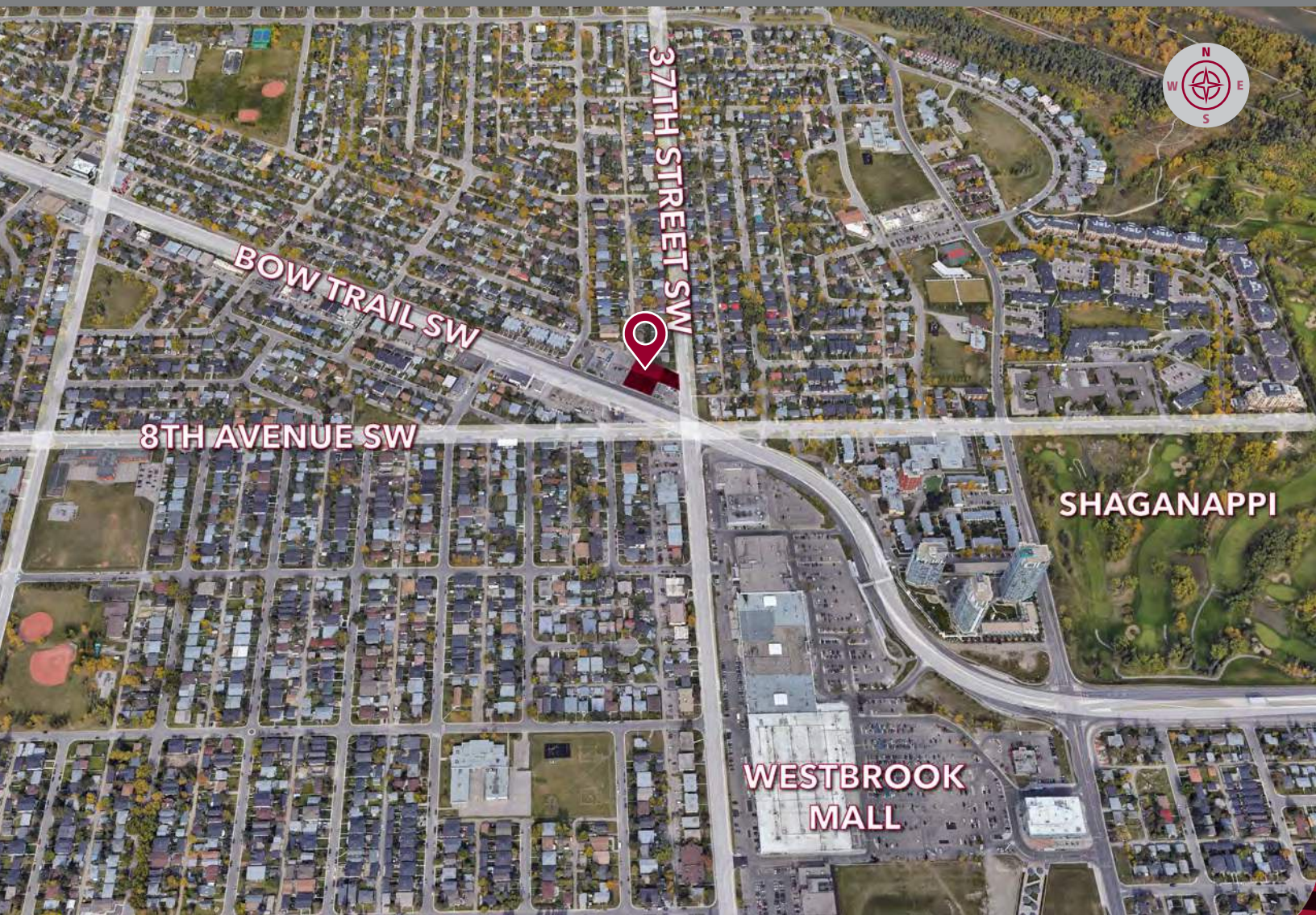
Bow Trail SW and Rossscarrock Gate SW
34,000 vehicles/day

FLOOR PLAN





LOCATION



CONTACT US

JON C. MOOK, SIOR

LEE & ASSOCIATES CALGARY INC.
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

JEFF ROBSON

JR MERCANTILE REAL ESTATE ADVISORS INC.
PRESIDENT, BROKER
C: 403-966-1329
jeff@jrmercantile.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

JR
MERCANTILE
REAL ESTATE ADVISORS INC



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES