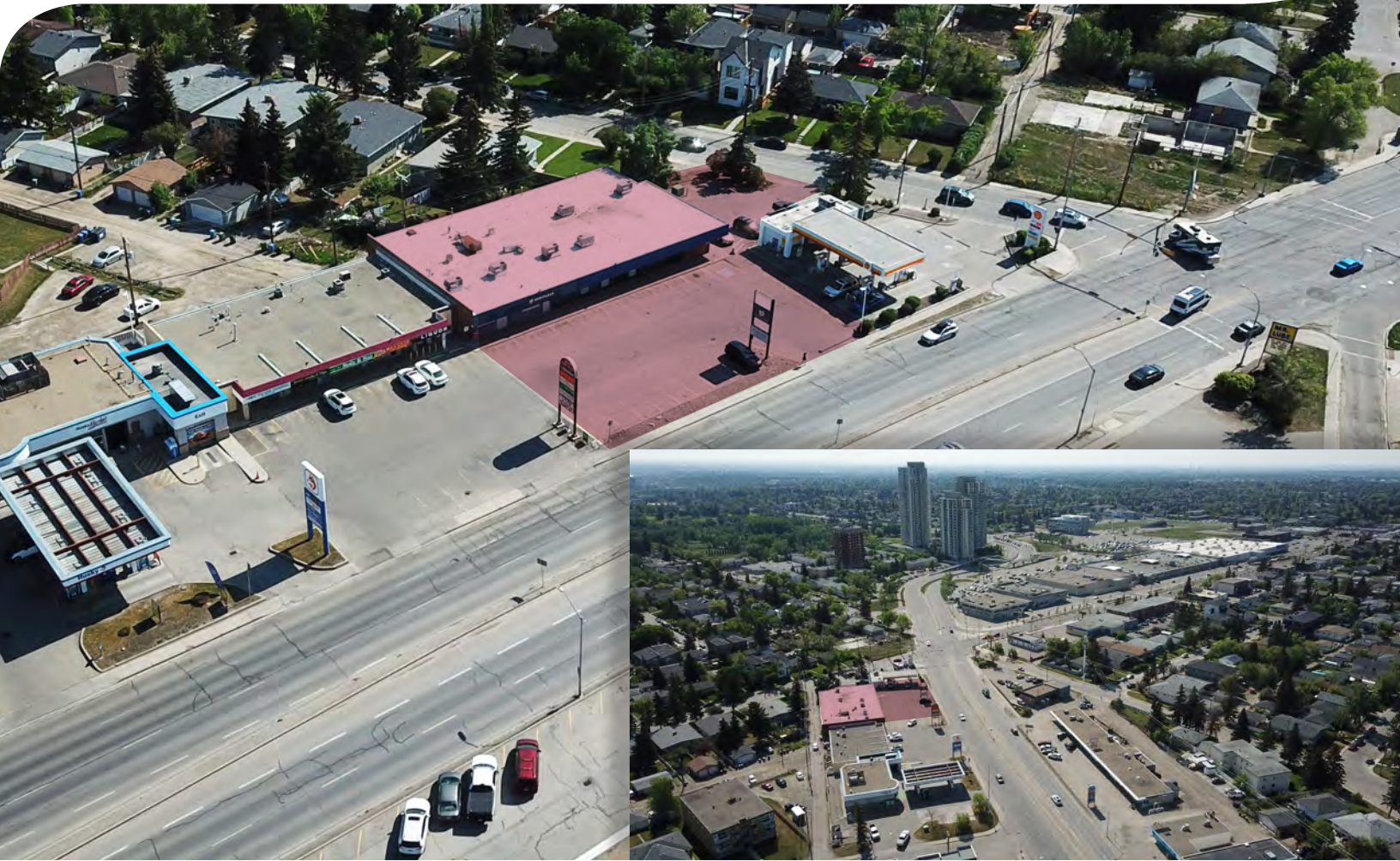


3810 Bow Trail, Calgary, AB
8,406 square feet on 0.52 acres

LEE & ASSOCIATES
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JR
MERCANTILE
REAL ESTATE ADVISORS INC.

FOR SALE OR DESIGN BUILD LEASE



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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

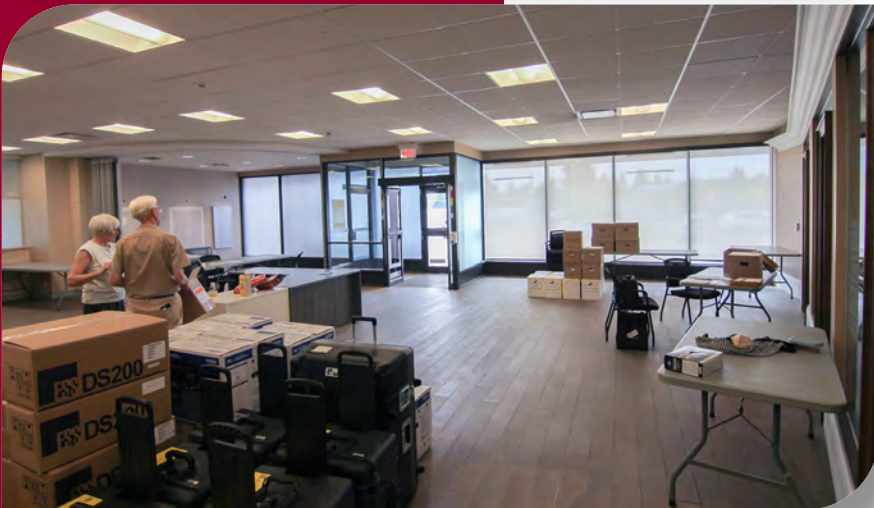
ASKING PRICE:
\$ 4,950,000

AVAILABLE:
Immediately

YEAR BUILT:
1978

DISTRICT:
Spruce Cliff

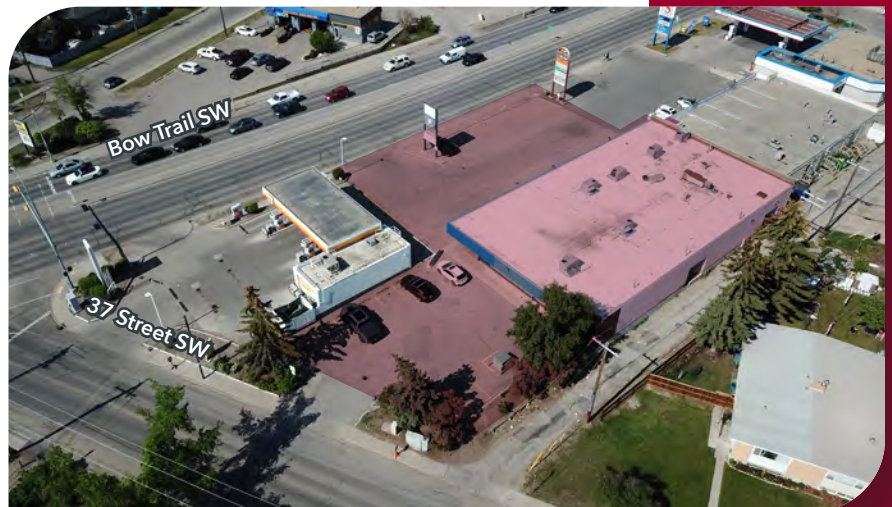
ZONING:
CCOR-2 (Commercial Corridor - 2)



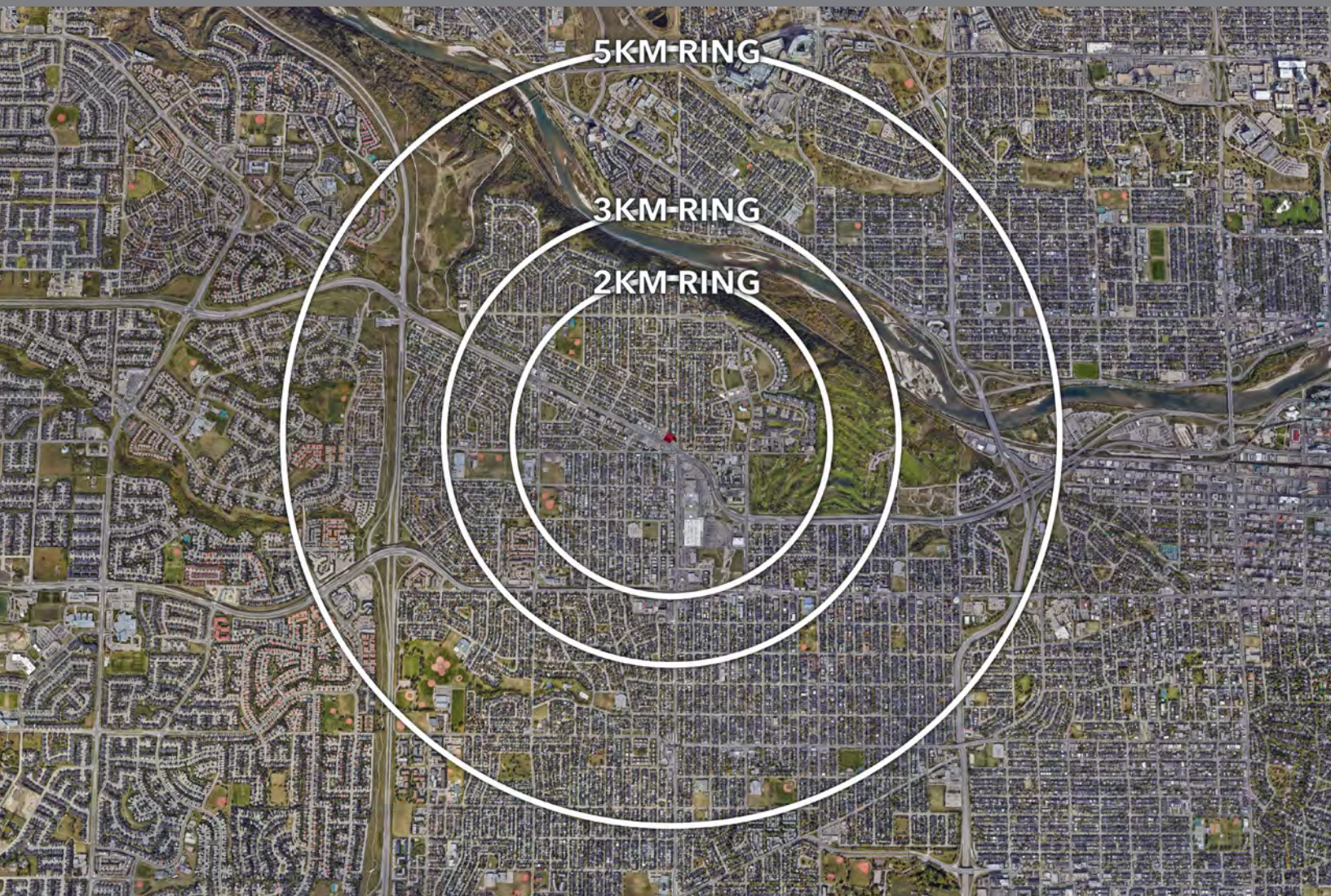
ELECTRICAL:
600 amps, 600 volts, 3 phase service

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

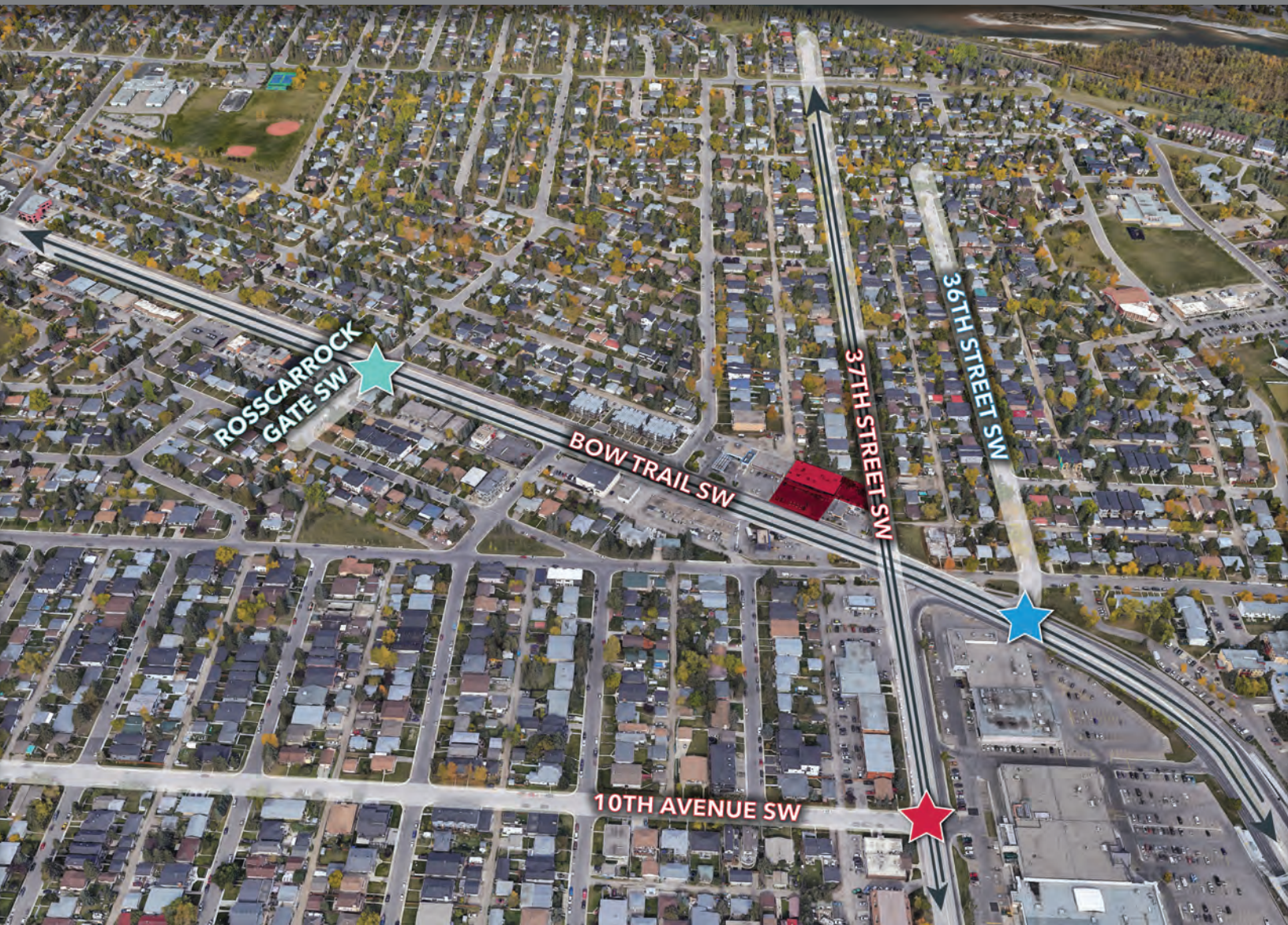
• **2KM RING**
\$135,075

• **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

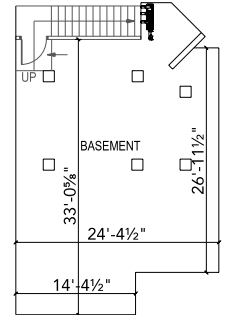
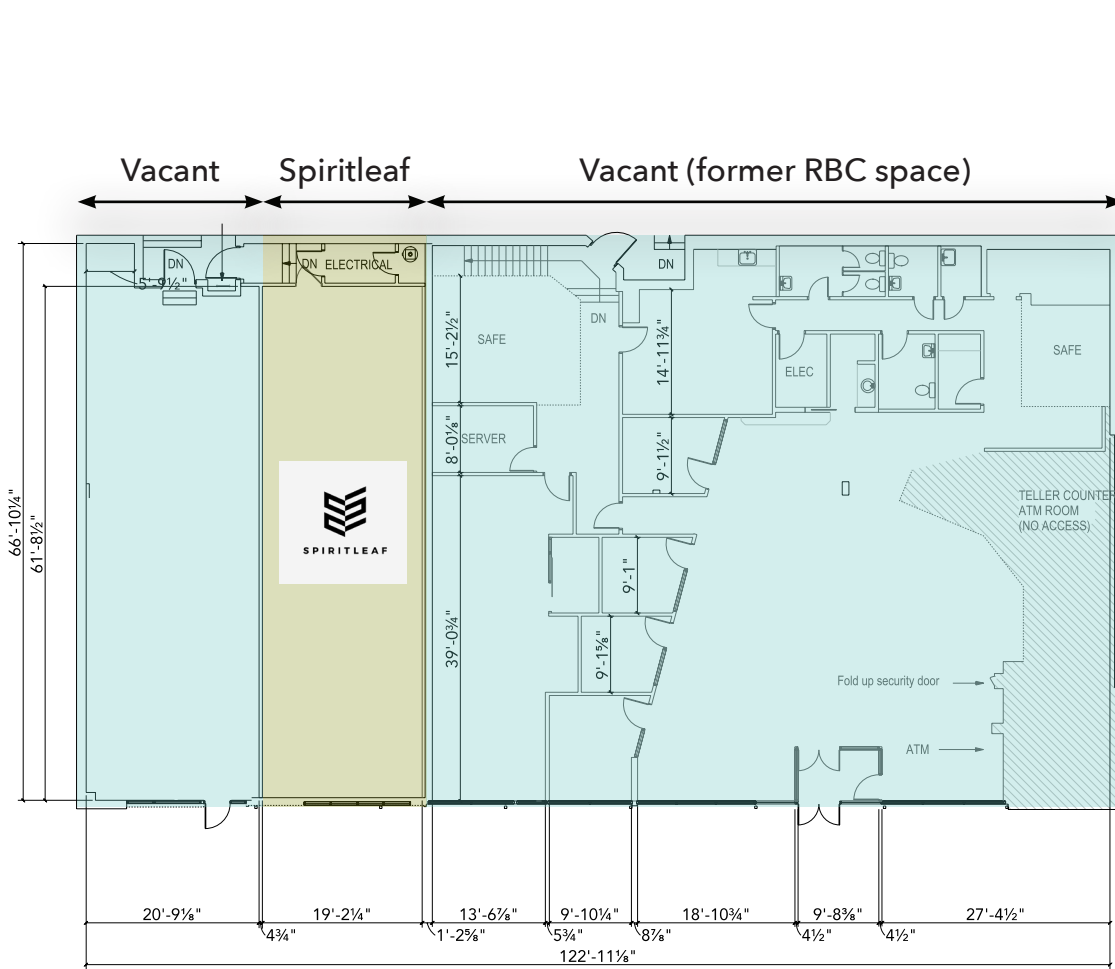


Bow Trail SW and Rosscarrock Gate SW
34,000 vehicles/day

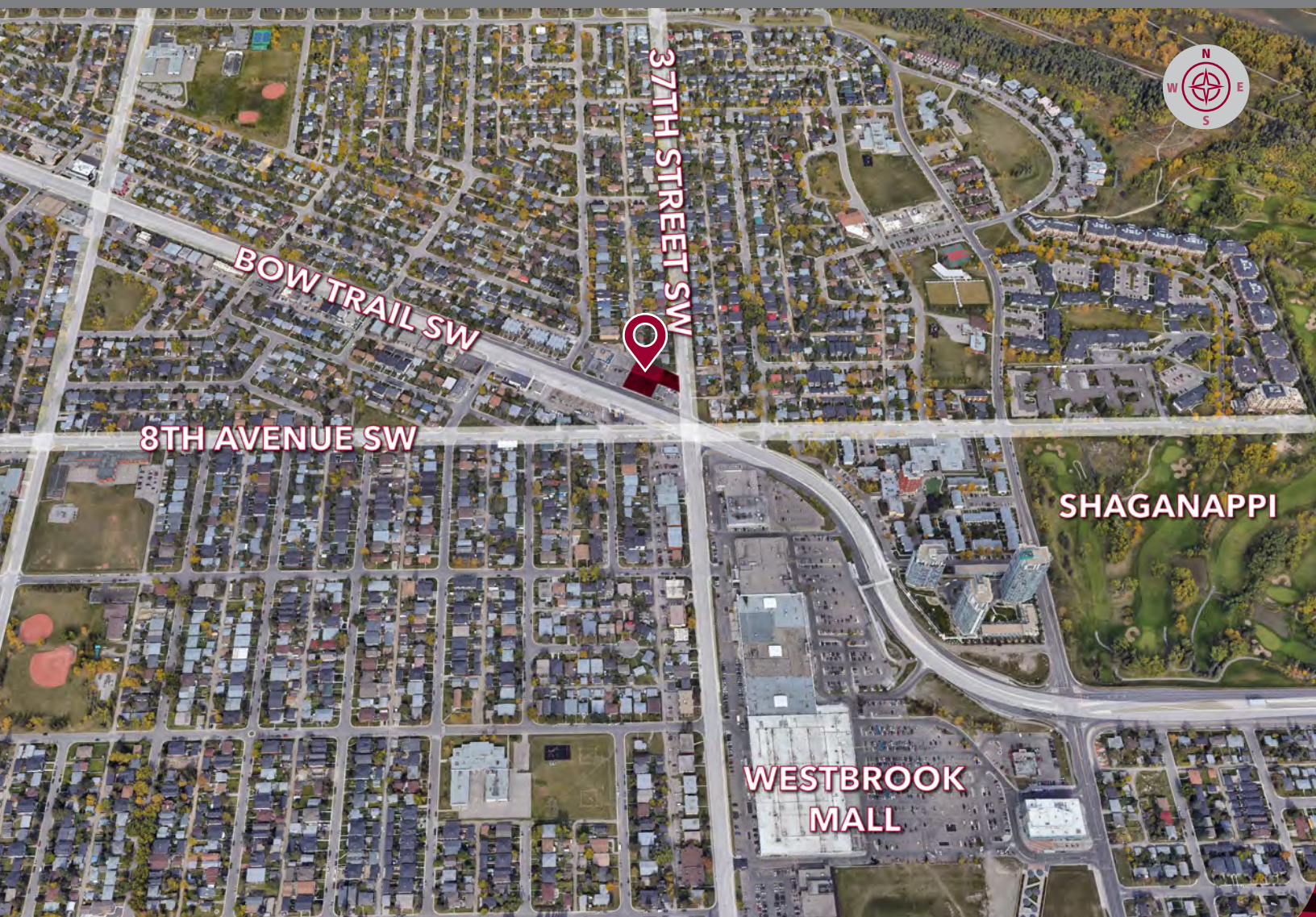


10th Avenue SW and 37th Street SW
11,000 vehicles/day

FLOOR PLAN



LOCATION



CONTACT US

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