



RETAIL CONDOS FOR LEASE

DENTAL AND CHIROPRACTIC SPACE

422 GREYSTONE BLVD
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION 422 GREYSTONE BLVD	TERM 5-10 YEARS	OPERATING COSTS & TAXES ESTIMATED AT \$13.00 / SQ.FT.
AVAILABLE FOR LEASE	LEASE RATE MARKET	PARKING 1.82 PER 1,000 SQ.FT. 177 STALLS
UNIT 1003: 2,000 SQ.FT. +/- UNIT 1004: 2,000 SQ.FT. +/-		

ZONING
C-G
GENERAL
COMMERCIAL

AVAILABLE
FALL / WINTER
2025

DEMOGRAPHICS

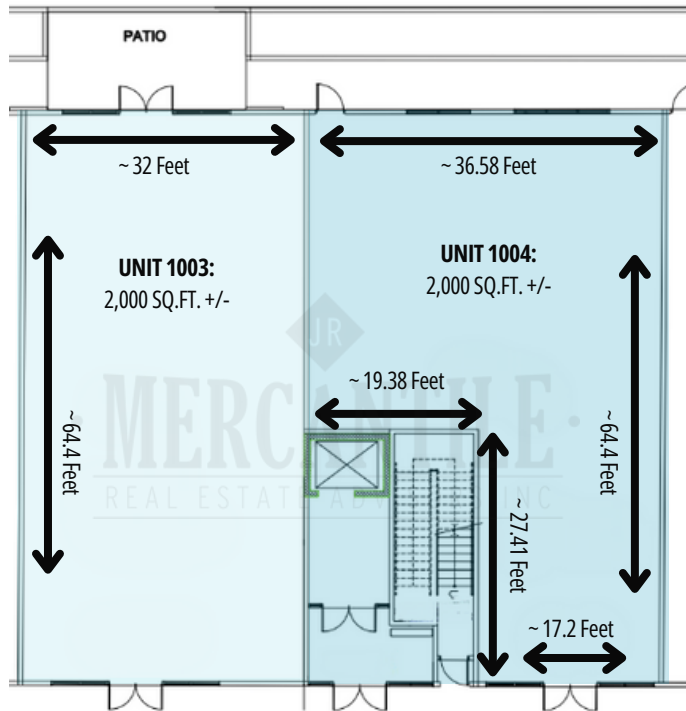
POPULATION	2KM	5KM	10KM
2023	9,783	33,840	38,193
GROWTH			
2023 - 2033	3.3%	3.4%	3.3%
AVERAGE INCOME			
2023	\$132,419	\$140,080	\$166,227
MEDIAN AGE OF POP.			
2023	39.6	39	39.5

GENERAL INFORMATION

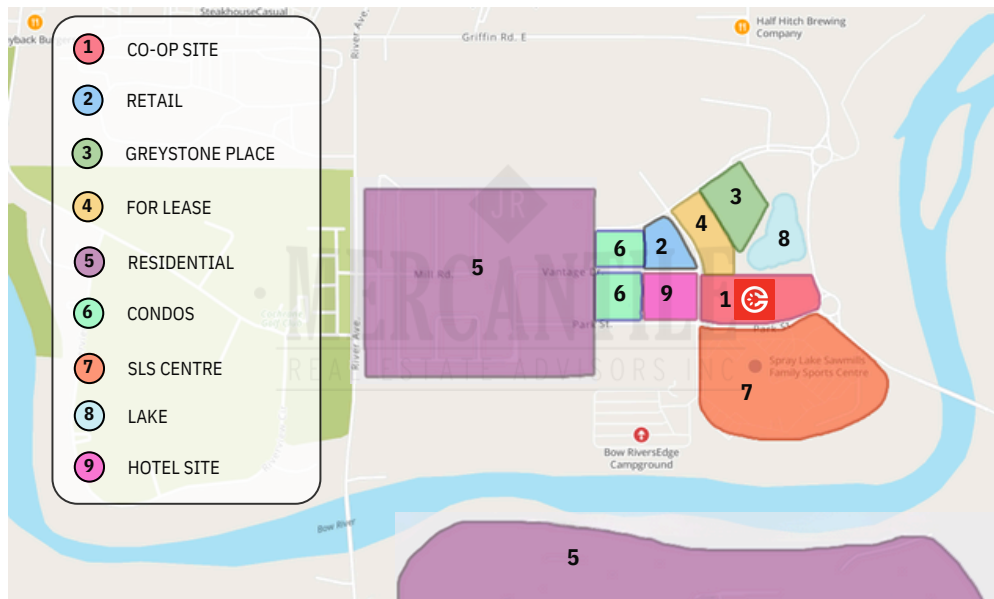
SURROUNDED BY A GROWING RETAIL AND RESIDENTIAL COMMUNITY, THE GREYSTONE RETAIL COMPLEX WILL FEATURE A VARIETY OF STORES / SERVICES AND IS LOCATED IN CLOSE PROXIMITY TO SHADOW ANCHOR TENANT CO-OP. MINUTES AWAY IS THE COCHRANE SLS CENTRE EQUIPPED WITH ARENA, POOL AND OTHER SPORTS FACILITIES.

IDEAL USES INCLUDE:

- DENTAL GROUPS
- CHIROPRACTORS
- RETAILERS SUBJECT TO EXCLUSIVES GRANTED TO OTHER UNITS



LOCATION OVERVIEW

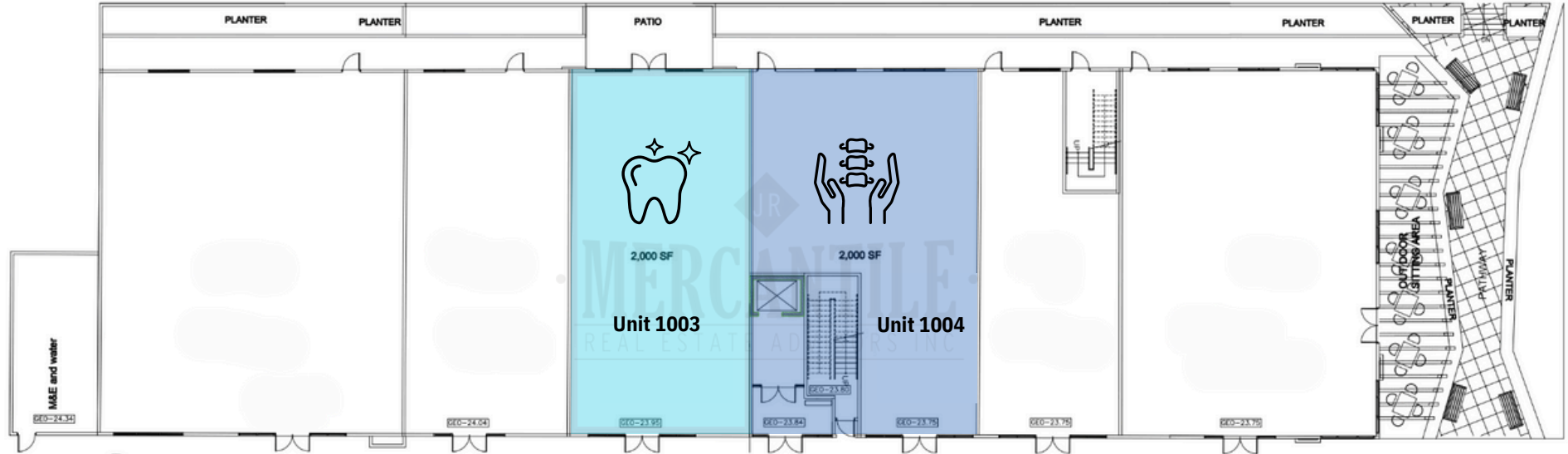


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FLOOR PLAN



EXCLUSIVES GRANTED TO THESE UNITS:

Unit #1003: Exclusive for Dental Services

Unit #1004: Exclusive for Chiropractic Services



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