



FOR LEASE



9950 MACLEOD TRAIL SE

Prime Macleod Trail Retail

Lisa Ha
403-203-3882
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www.Telsec.ca

TELSEC PROPERTY CORPORATION



PROPERTY HIGHLIGHTS

- 1,000 - 3,015 sq. ft. of Retail available for lease
- Located north of Southcentre and south of Southland Drive
- Direct access from Macleod Trail and Bonaventure Drive
- Signage exposure to 75,000 vehicles per day (*City of Calgary traffic count*)
- Owned & managed by Telsec Property Corporation



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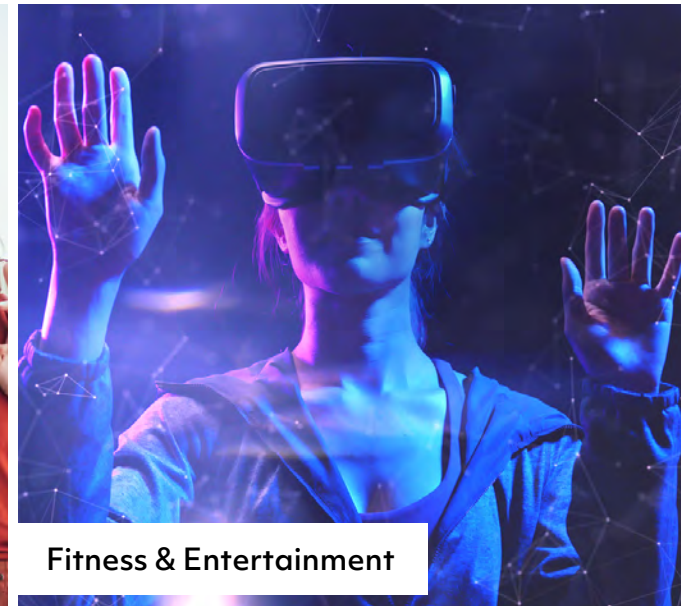
Home & Lifestyle



Food & Beverage



General Retail



Fitness & Entertainment

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AVAILABLE AREA

1,000 - 3,015 sq. ft.

#8	+/- 1,000 sf
#10	+/- 1,000 sf
#12	+/- 1,105 sf

Net Rent
\$36.00 per sq. ft.

Operating Costs & Property Taxes
\$15.25 per sq. ft. (est. for 2022)

Parking
219 stalls

Zoning
Commercial - Corridor 3 C-COR3

Signage
Building Fascia,
Bonaventure Directory

**Size and dimensions are approximate
and based on architectural drawings*

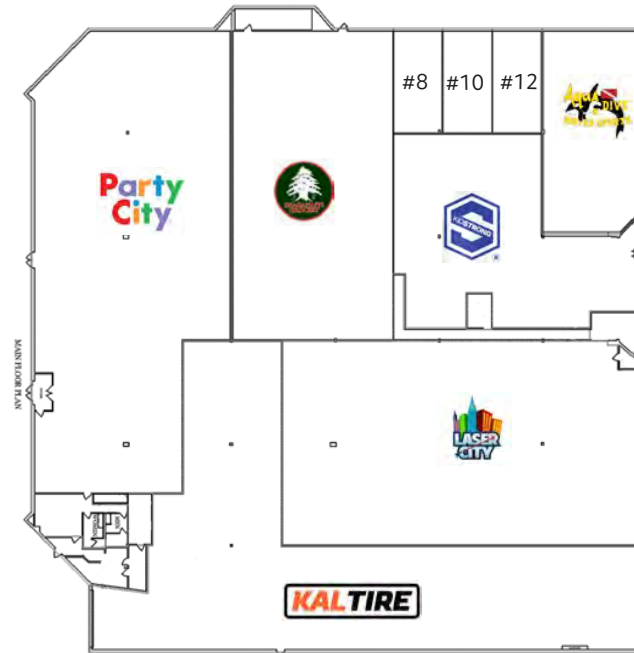


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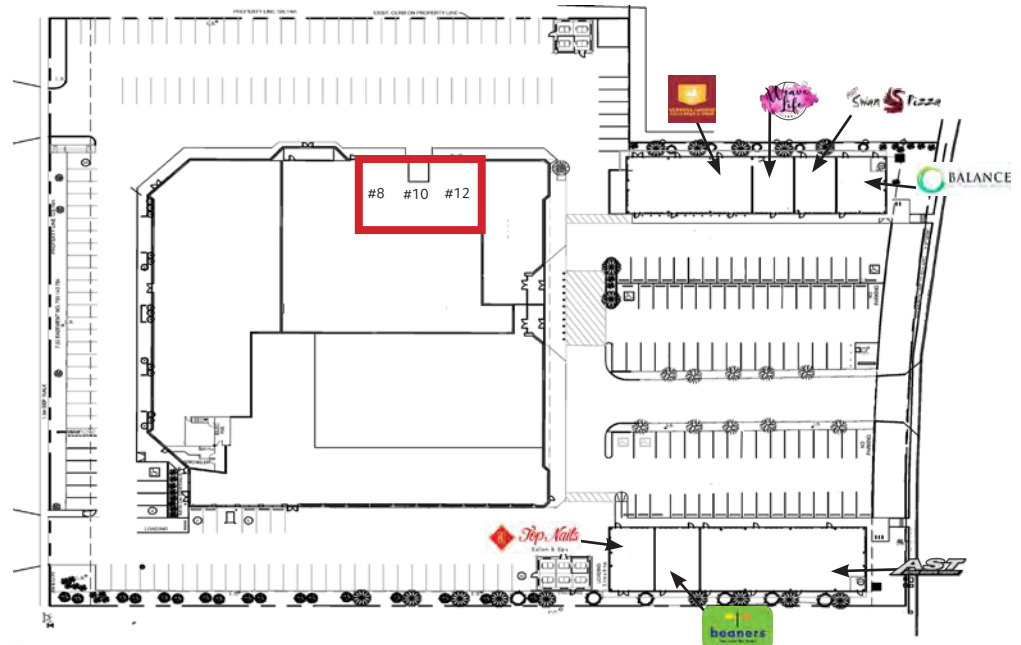


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SITE PLAN



FLOOR PLAN



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COMMUNITY HIGHLIGHTS

Nearby Amenities:

Lowes

Delta Hotel

Canadian Tire

Superstore

Boston Pizza

Toys R Us

TD Bank

Southcentre Mall



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> VIEW ON GOOGLE MAPS



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AREA
DEMOGRAPHICS
within 5 km

Willow Park
Golf & C

POPULATION
181,094



HOUSEHOLDS
36,685



AVG.
HOUSEHOLD
INCOME
\$137,040



MEDIAN AGE
45



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CONTACT

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TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE

Calgary, AB

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*Locally owned & operating over a million
feet of premium business space*



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