

JANUARY 2023  
**RETAIL  
AVAILABILITY  
REPORT**



## TELSEC PROPERTY CORPORATION

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#200, 3595 114 Ave SE, Calgary, AB

**PREPARED BY:**  
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[www.Telsec.ca](http://www.Telsec.ca)





## 248, 7337 Macleod Trail SW

[> BROCHURE](#)

**1,542 sq. ft.**

Shell space ready for tenant specific build-out. Ideally situated along Macleod Trail in multi-tenant commercial community, anchored by Marshalls and National Bank.

- Exposure to over 73,000 vehicles per day
- Over 300 parking stalls
- Op. Costs & Property Taxes \$7.15 (est. for 2022)



## 224, 7337 Macleod Trail SW

[> BROCHURE](#)

**1,375 sq. ft.**

Fully built-out dry cleaning space, ideally situated along Macleod Trail in a multi-tenant commercial community, anchored by Marshalls and National Bank.

- Exposure to over 73,000 vehicles per day
- Over 300 parking stalls
- Op. Costs & Property Taxes \$7.15 (est. for 2022)



## 6711 Macleod Trail SE

[> BROCHURE](#)

**up to 7,500 sq. ft.**

High profile retail premise in the heart of one of Calgary's premier commercial shopping hubs in the Chinook Centre corridor. Centrally located and easily accessible from Glenmore Trail and Macleod Trail - *Available Summer 2023.*

- Well suited for food and beverage, financial services, distribution and fulfillment, lifestyle and apparel brands and tenants looking to secure flagship real estate
- Op. Costs & Property Taxes \$14.00 (est. for 2022)



## 9950 Macleod Trail SE

[> BROCHURE](#)

**1,000 - 3,015 sq. ft.**

Small bay retail in a prime location. Newly renovated and ready for tenant specific build-out.

- Direct access to Macleod Trail and Bonaventure Drive
- Exposure to approximately 65,000 vehicles per day
- Op. Costs & Property Taxes \$15.25(est. for 2022)

## INTERNATIONAL AVENUE



### 5115 17 Avenue SE

[> BROCHURE](#)

**1,421 - 11,559 sq. ft.**

Newly developed retail suites in multi-tenant retail shopping centre, anchored by Sobeys, Part Source and Domo.

- Over 507 parking stalls
- Pylon and store front signage available
- Op. Costs & Property Taxes: \$6.00 - 14.00 (est for 2022)

## SHAWNESSY STATION



### 108 Shawville Place SE

[> BROCHURE](#)

**969 - 4,625 sq. ft.**

Phased mixed-use development located along Macleod Trail, encompassing 160 residential suites above 22,704 square feet of main level retail. Targeted uses: restaurant, child care services, coffee shop, bakery, salon/barber, and other amenity services - *Available Summer 2023.*

- Exposure to over 90,000 vehicles daily on Macleod Trail
- High volumes of pedestrian traffic with its close proximity to Shawnessy LRT Station