



FOR LEASE

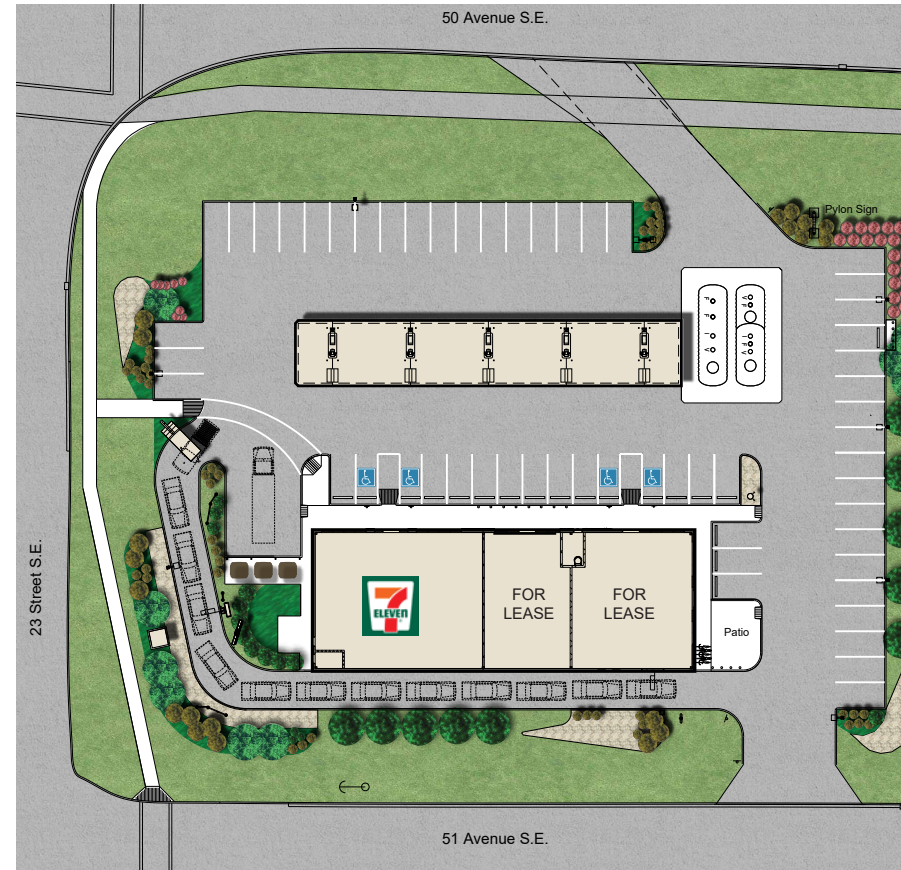
- 1,550 sq. ft. CRU
- 2,105 sq. ft. FAST FOOD WITH DRIVE-THROUGH

RANGEWINDS BUSINESS PARK

2415 50 Avenue SE • Calgary, AB



Situated at the intersection of Barlow Trail and 50 Avenue SE with direct connection to Deerfoot Trail, Rangewinds Business Park is easily accessible from all areas of the city and provides excellent exposure to Barlow Trail.



HIGHLIGHTS:

- 7-11 CONVENIENCE STORE/GAS BAR
- 6,830 SQ. FT. GROSS BUILDING AREA
- 56 PARKING STALLS
- 13 VEHICLE DRIVE-THROUGH
- 1.31 ACRES TOTAL SITE AREA

LEASING INFORMATION:

AVAILABLE:	1,550 SQ. FT. CRU 2,105 SQ. FT. FAST FOOD WITH DRIVE-THROUGH	OPERATING COSTS & TAXES:	TBD
OCCUPANCY:	IMMEDIATELY	LEASE RATES:	MARKET RATES
TRAFFIC COUNTS:	DEERFOOT TRAIL: 159,000 VEHICLES/DAY AVERAGE BARLOW TRAIL: 27,000 VEHICLES/DAY AVERAGE		

