

FOR LEASE

Flexible 4,600± SF Retail & Commercial Opportunity



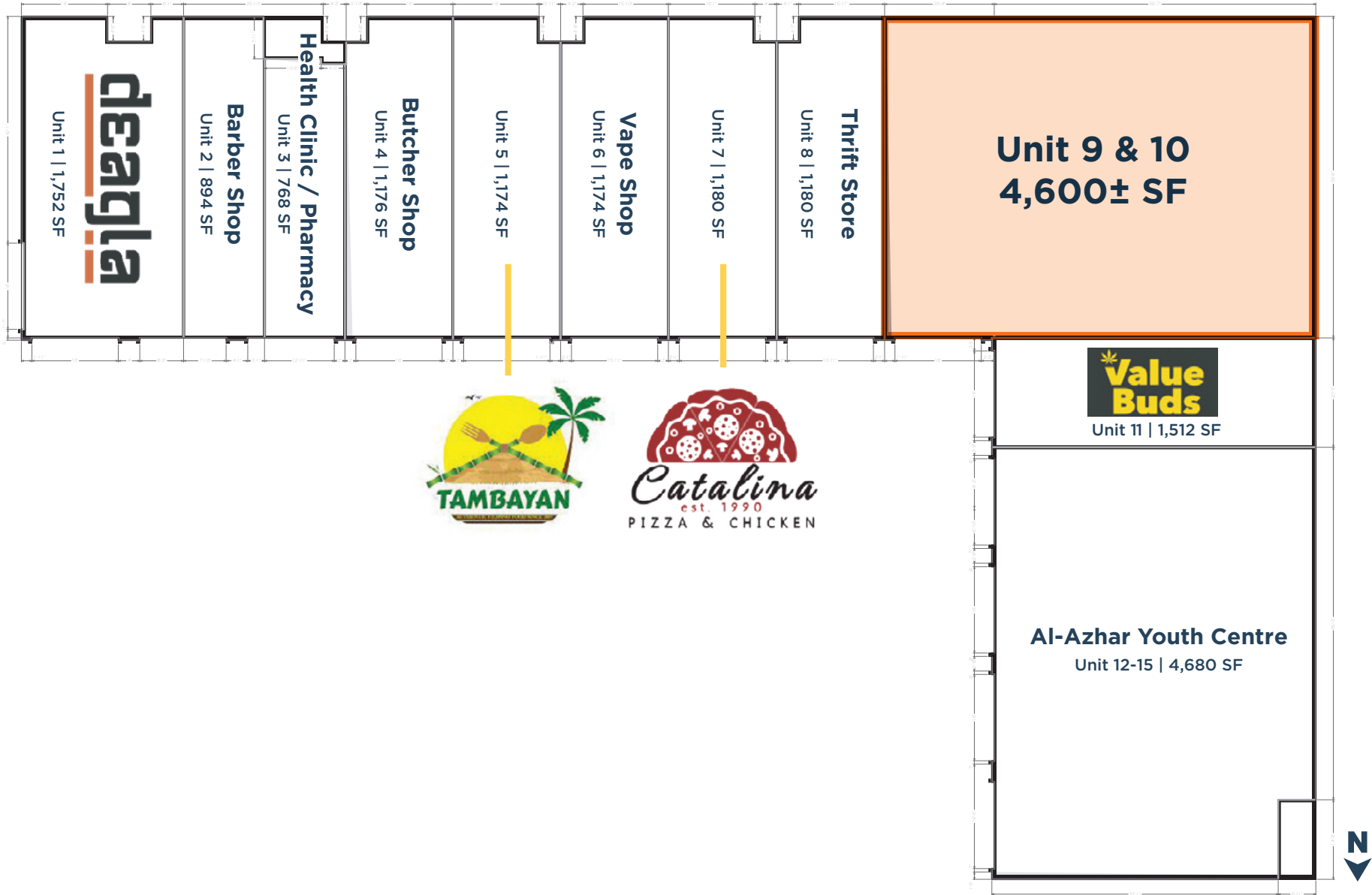
PLAZA 5200 | 5147 20 Avenue SE, Calgary AB

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SITE PLAN



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available	Unit 9 & 10: 4,600± SF
Availability	30-days
Net Rate	Market
Op Costs	\$7.80 PSF (Est. 2025) (Includes Property Taxes)
Zoning	C-COR3
GLA	19,026 SF
Year Built	1979
Construction	Masonry
Land	1.40 Acres
Parking	Surface - 58 Stalls

PROPERTY FEATURES

- 4,600± SF flex retail/commercial space with two grade-level overhead doors.
- Ideal for retail, showroom, trade, service commercial, or light industrial users.
- Prime Southeast Calgary location with quick access to Deerfoot, Stoney & Peigan Trails.
- Adjacent to Calgary's International Avenue with 45,000+ vehicles passing daily.
- Located beside a grocery-anchored shopping centre and directly across from RONA.
- Established commercial node serving a large, dense residential population.
- Ample on-site parking for customers and staff.
- Pylon signage available for maximum business exposure.
- Excellent connectivity to Calgary's major transportation corridors.
- Flexible, high-exposure opportunity in one of Southeast Calgary's strongest commercial districts.





Neighbourhood
Forest Lawn Industrial



Population 3km
75,858



Drive Times
Deerfoot Trail SE: **8 minutes**
Calgary Airport: **19 minutes**



Prime Location



Bus / Train Routes



Ample Parking



Household Income
\$78,893



Median Age
40

Traffic Count

45,000 VPD | 17 Ave & 52 Street SE



Grocery & Shopping



Fuel / Charging Stations

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