

FULLY FIXTURED BARBER OPPORTUNITY IN NW CALGARY



Sage Meadows Corner

2971 136 Avenue NW
Calgary, AB



Demographics



77,992

Population Within 3 KM

154,754

Population Within 5 KM



\$143,661

Average Household Income
Within 3 KM

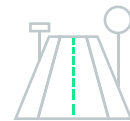


35 Years

Dominant Age Within 1 KM

99,210

Daytime Population Within 5 KM



22,800

VPD along Symons Valley Rd NW

46,740

VPD along Symons Valley Parkway NW

Prime fully fixtured barber opportunity in NW Calgary

- Neighbourhood shopping centre anchored by 7-Eleven convenience store and Esso
- Easy access from Stoney Trail NW and direct access off of Symons Valley Road NW
- Servicing the communities of Sage Hill, Evanston, Kincora, Nolan Hill and Carrington
- Adjacent to a well organized 164 unit townhome complex
- Plenty of parking available



Space Available 1,246 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$17.00 (2026)

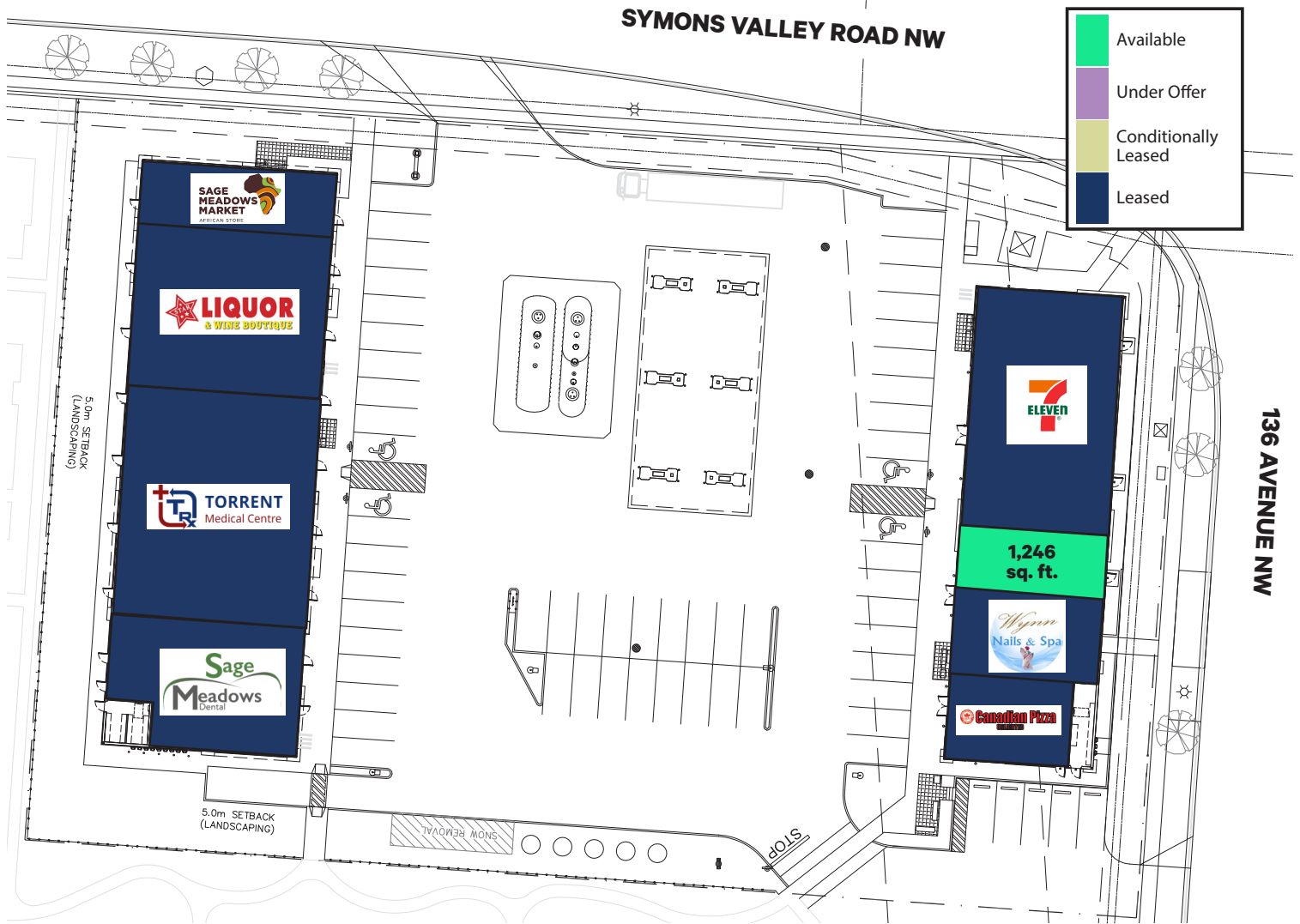
SIGNAGE - Fascia

Pylon - \$175/month

AVAILABLE - Immediately

TERM - 5 - 10 years

Leasing Plan



Building Plan

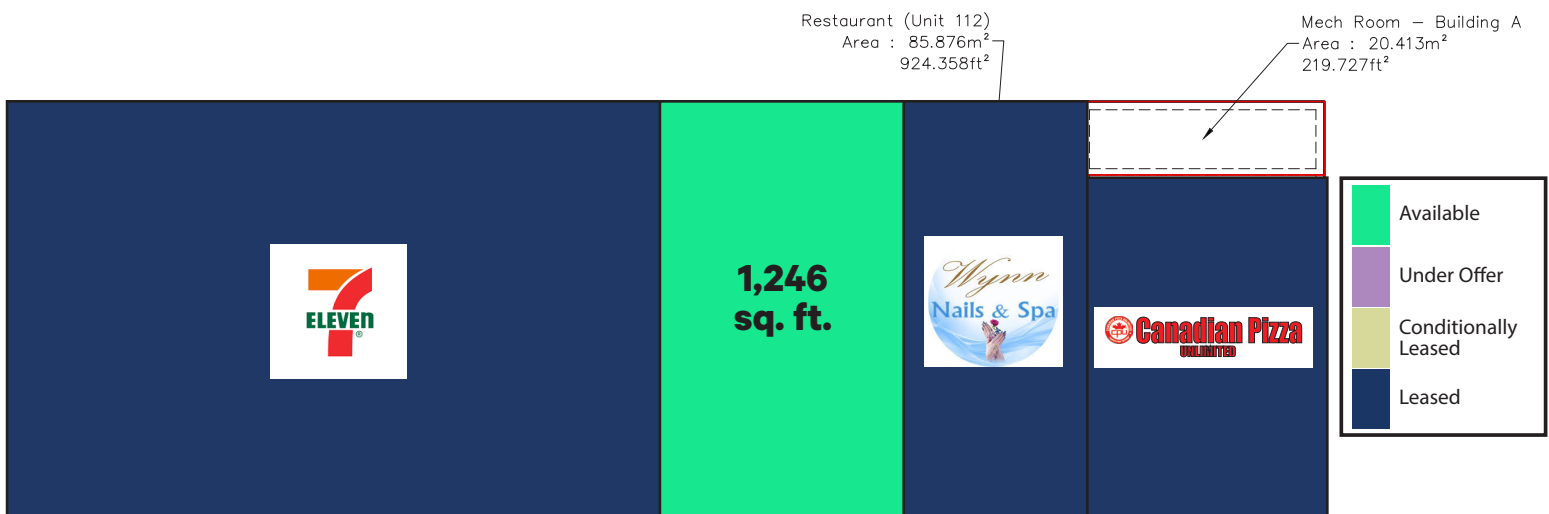
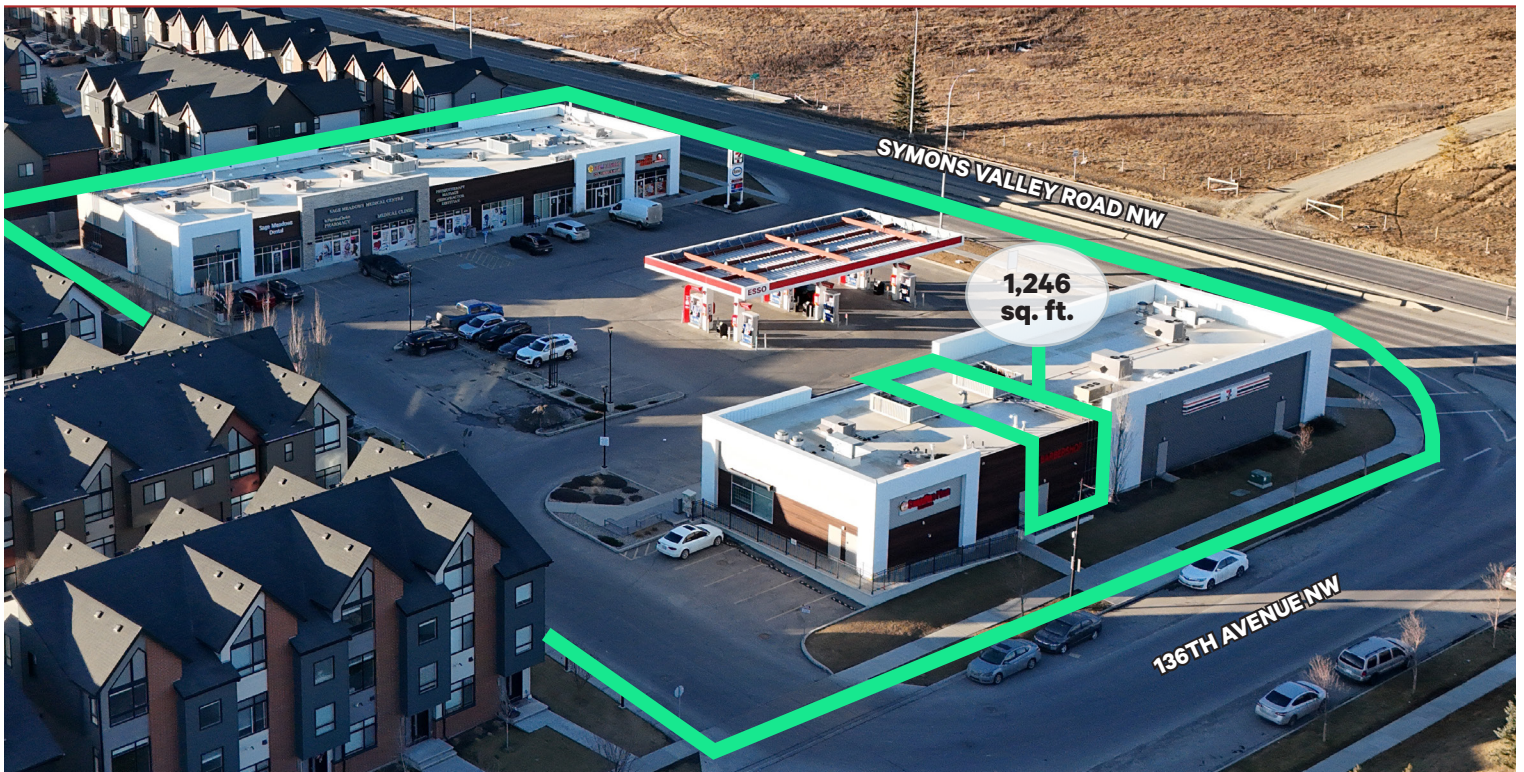


Photo of Building

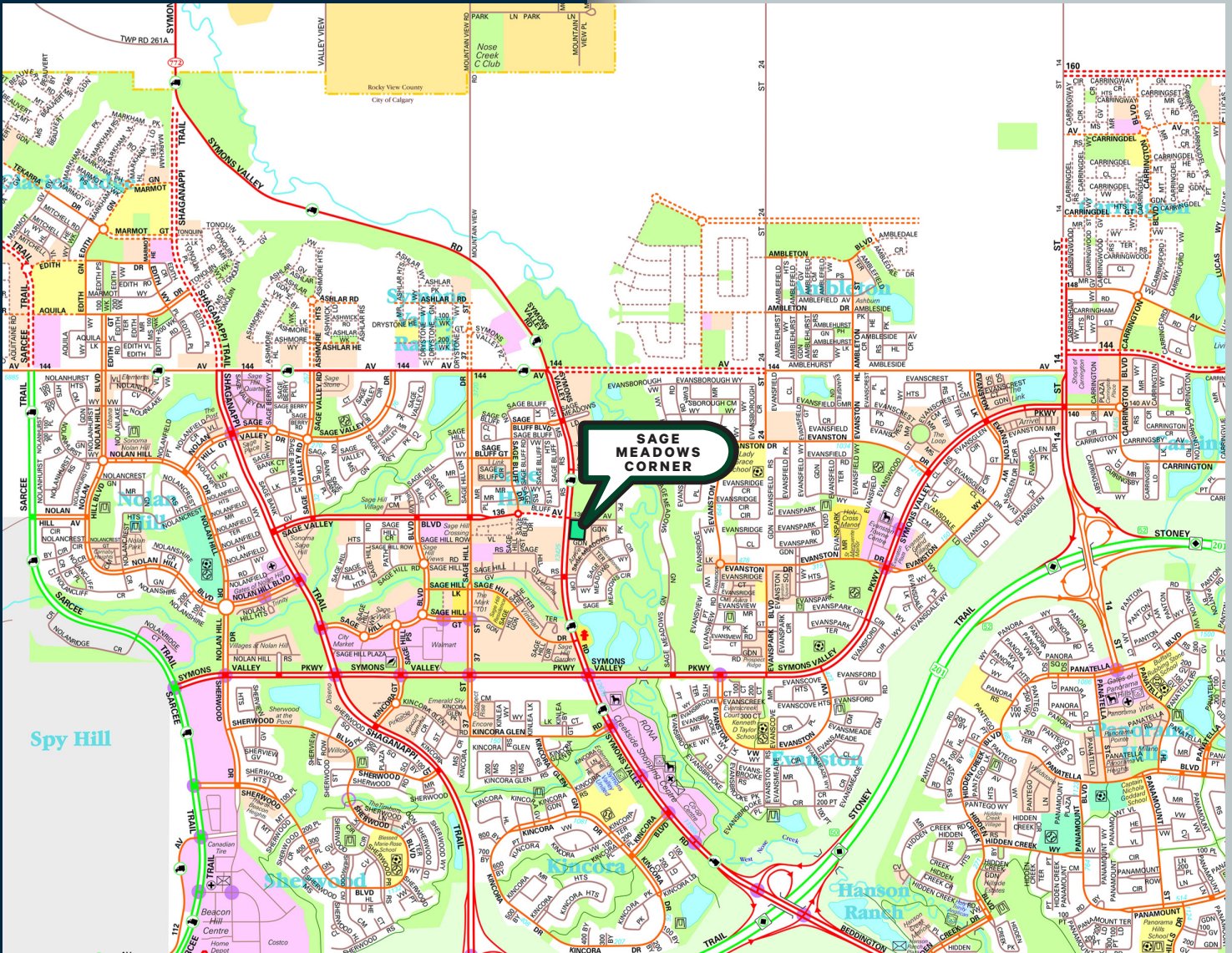


Aerial of Shopping Centre



Interior Photos





For More Information Please Contact

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