

PRIME RETAIL OPPORTUNITY AVAILABLE IN NEW NW DEVELOPMENT



Glacier Ridge Centre

236 Edith Way
Calgary, AB

CBRE

Prime retail opportunity in a new NW Calgary development

- 3.11 acre NW retail development located within one of Calgary's fastest growing sectors
- Quick and easy access from 144 Avenue NW and Shaganappi Trail NW
- Servicing multiple communities including Glacier Ridge, Nolan Hill, Sage Hill and Evanston
- Abundant and easily accessible parking
- Area Structure Plan calls for over 5,000 people in the community on build-out
- 72% of families within 5 KM range have children at home

Space Available

Building 100

C-Store - 4,049 sq. ft.

Unit 102 - 1,135 sq. ft.

Building 200

Unit 201 - 1,996 sq. ft. (C/L)

Unit 203 - 1,207 sq. ft.

Unit 204 - 1,013 sq. ft.

Unit 205 - 1,206 sq. ft.

Unit 207 - 2,494 sq. ft. (C/L)

Building 400

Unit 401 - 1,785 sq. ft.

Unit 403 - 1,183 sq. ft.

Unit 404 - 1,212 sq. ft.

Unit 405 - 1,206 sq. ft.

Unit 407 - 1,950 sq. ft.

Unit 301 - Daycare

7,776 sq. ft. & playground

Unit 305 - 2,495 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Fascia & Pylon

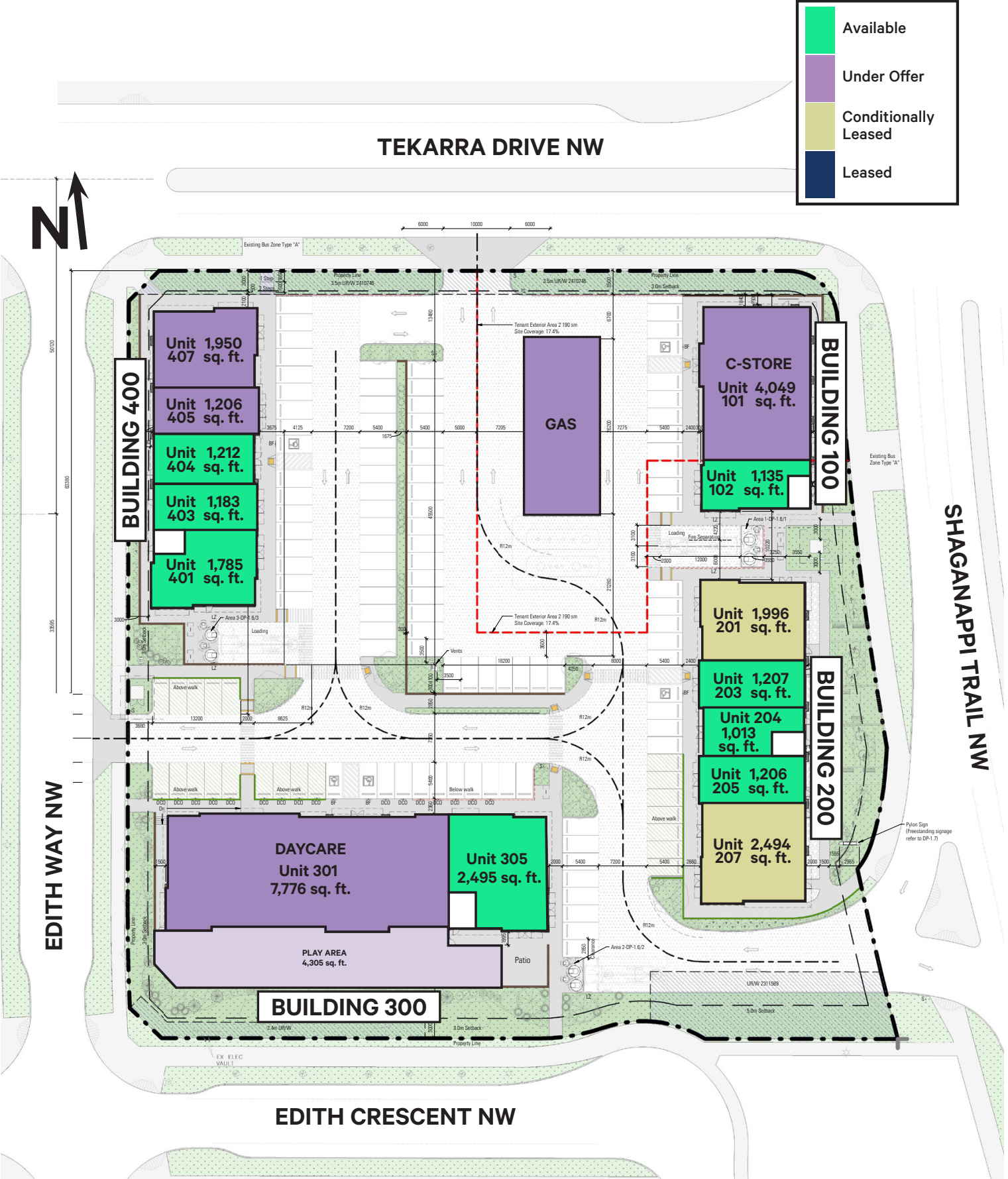
POSSESSION - Summer/Fall 2027

TERM - 5 - 10 years

ZONING - C-N2



Plan of the Development



Elevations



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SW PERSPECTIVE



NE PERSPECTIVE



Aerials

LOOKING SW



LOOKING WEST



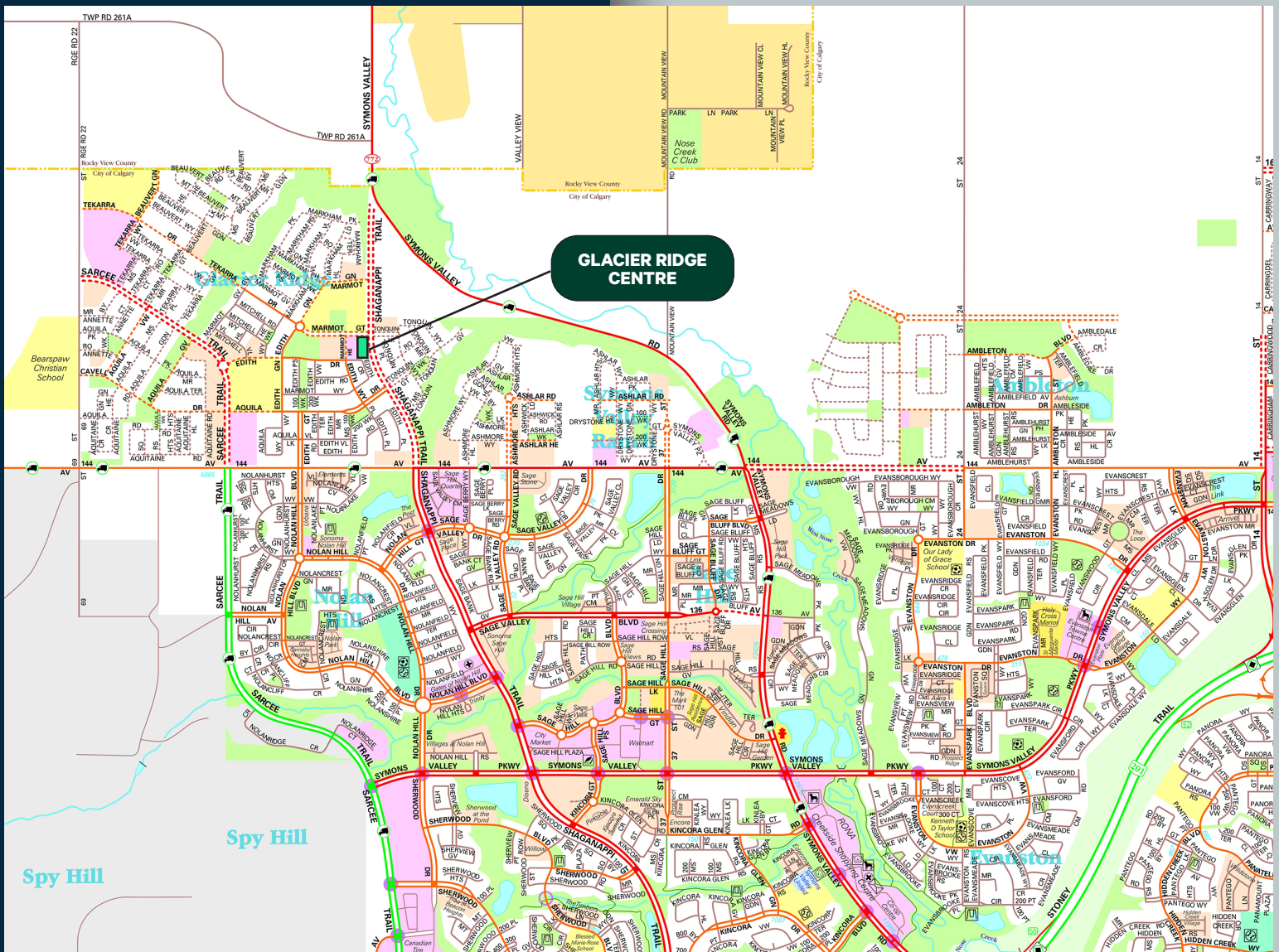
Aerials

LOOKING SOUTH



LOOKING EAST





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