

PRIME LEASING OPPORTUNITY IN SE CALGARY



Midnapore Village

36 Midlake Boulevard SE &
15422 Bannister Road SE
Calgary, AB

CBRE

Demographics



67,061
Population Within 3 KM

175,036
Population Within 5 KM

120,895
Daytime Population
Within 5 KM



\$164,694
Average Household Income
Within 3 KM



46,383
VPD along Midlake Blvd SE
10,413
VPD along Bannister Road SE

Prime retail opportunity in SE Calgary



- Convenient access off of Macleod Trail with direct access off of Midlake Boulevard SE and Bannister Road SE
- Servicing the communities of Midnapore, Millrise, Shawnessy, Evergreen and Shawnee Slopes, offering a variety of amenities and services
- Close proximity to Shawnessy C-Train Station
- Plenty of parking available for all visitors
- Pylon signage opportunity

Space Available

#13 - 2,155 sq. ft.



BASIC RENT - Market

OP COSTS & TAXES - \$16.50

+ management fee (2026)

SIGNAGE - Pylon & Fascia

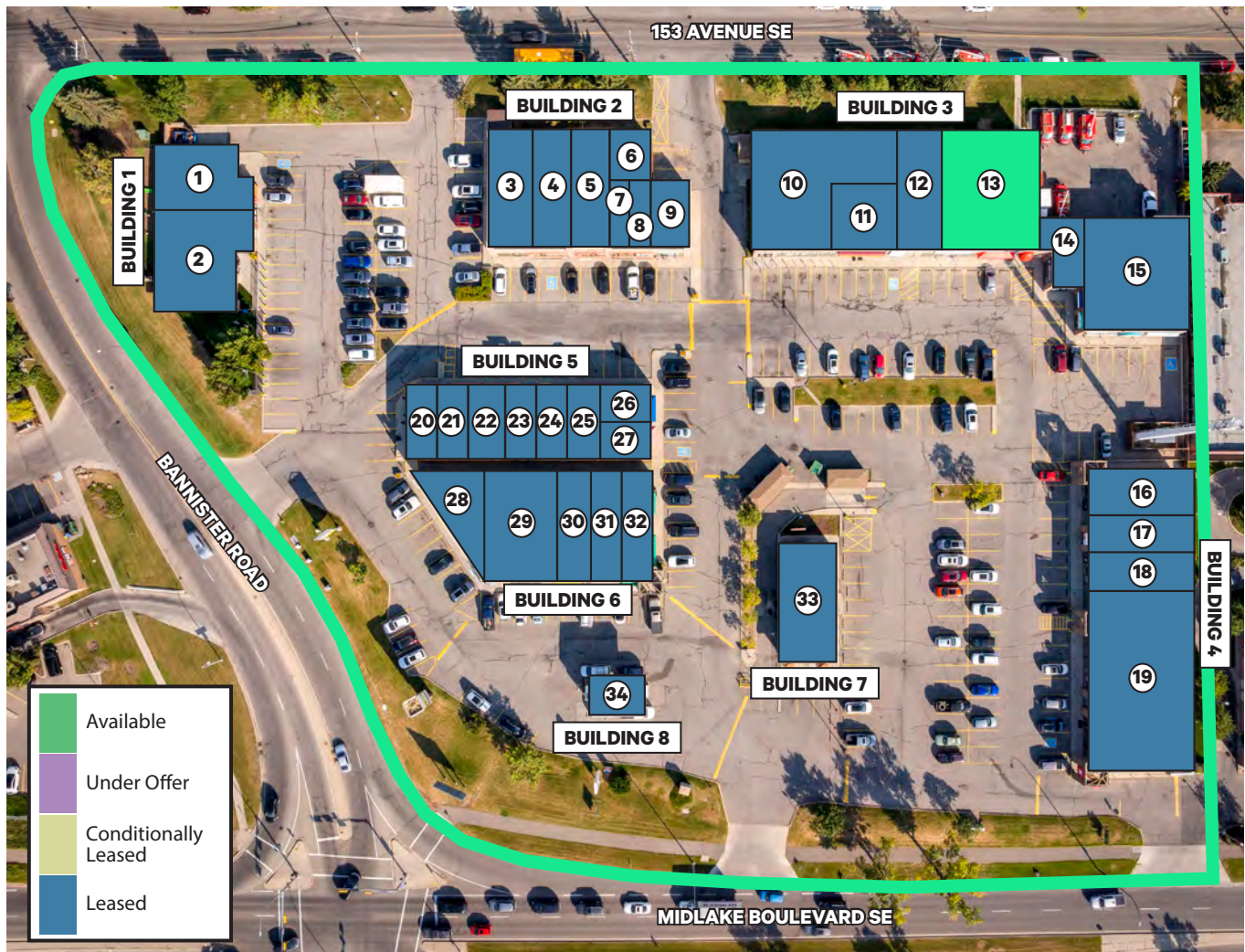
POSSESSION - August 1, 2026

ZONING - C-C2

TERM - 5 - 10 years



Leasing Plan



BUILDING 1

- #1 Pizza Hut
- #2 PlayPlayPlay Alberta Ltd.

BUILDING 2

- #3 Opus Tax 7 Accounting Pro. Corp.
- #4 Agape African Food
- #5 Fabutan
- #6 MCA
- #7 Supreme Men's Hair
- #8 Epic Steps Ltd.
- #9 Midnapore Flower Magic

BUILDING 3

- #10 Ace Liquor
- #11 Freedom Mobile
- #12 Southwest Massage
- #13 **2,155 sq. ft.**
- #14 Midnapore Cat Clinic
- #15 The Barking Lot

BUILDING 4

- #16 Original Greek
- #17 Tatak Pinoy Foods
- #18 Tower Cleaners
- #19 Scotiabank

BUILDING 5

- #20 Sushi Crave Y93
- #21 Midnapore Village Alteration
- #22 Unique Comfort Ltd.
- #23 Jaffery Optical
- #24 MCA
- #25 Abbey's Creations
- #26 Guban's Shoe Clinic
- #27 Bongo Vape Store

BUILDING 6

- #28 Subway
- #29 DK Envy Inc.
- #30 Evergreen Orchards Produce & Grocery
- #31 Calgary Office Connections
- #32 Passport Travel Int.

BUILDING 7

- #33 Taco Time

BUILDING 8

- #34 DOMO

Unit 13 Photos



Property Photos

Building 1



Building 2



Property Photos

Building 3



Building 4



Building 5



Property Photos

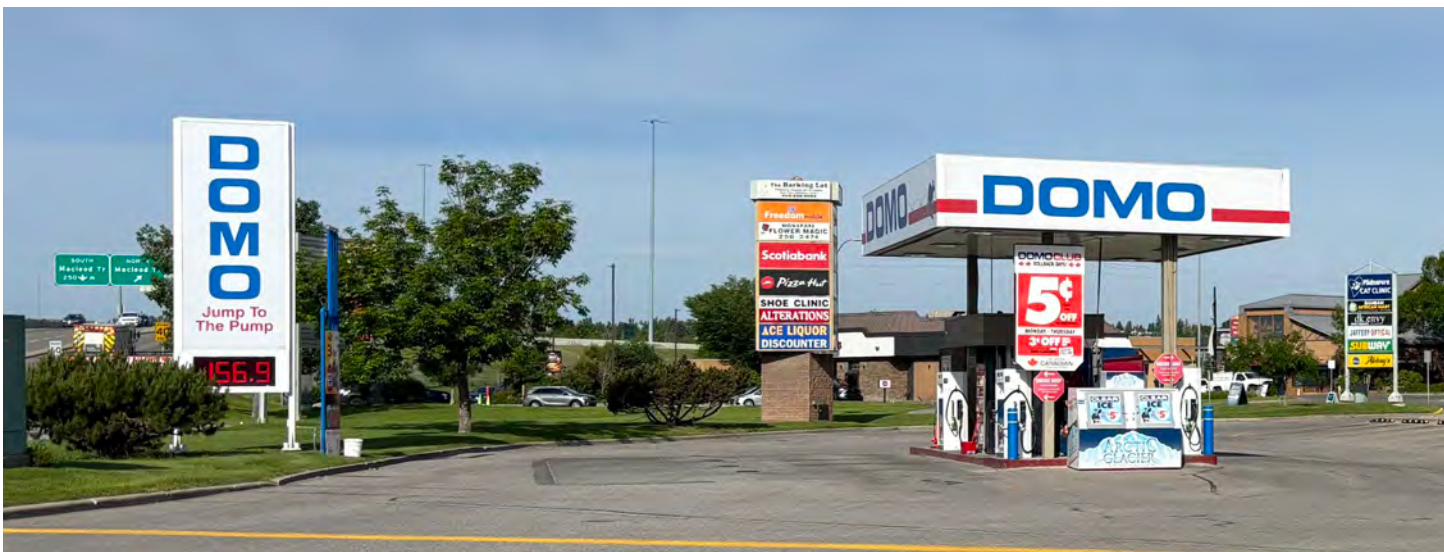
Building 6



Building 7

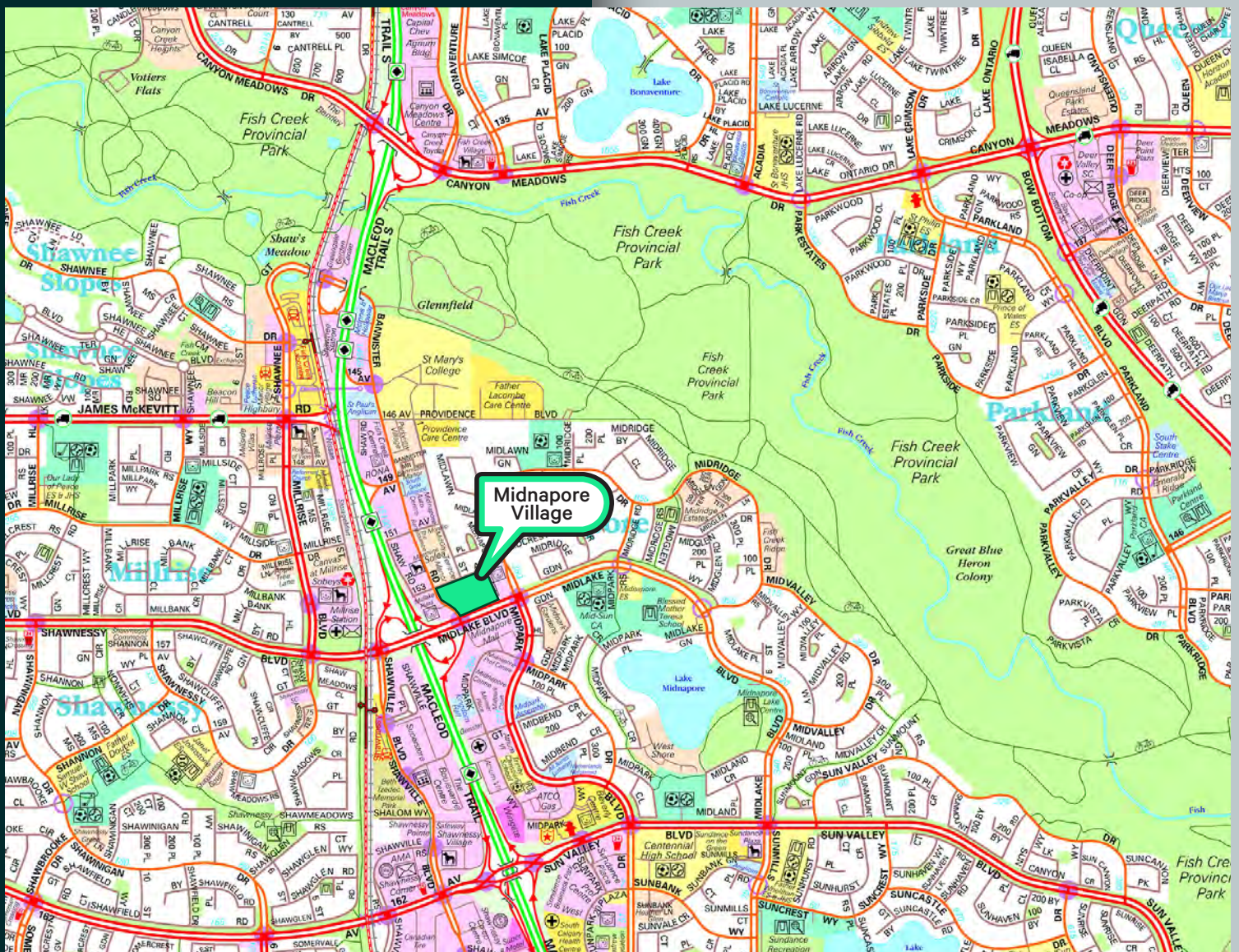


Building 8



Pylon Signage Photos





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