



Last Unit Remaining at Icon Retail Centre

Unit 210, 5333 61 Ave SE, Calgary, AB T2C 4N1 | Building 2

OPPORTUNITY OVERVIEW

NAI Advent is pleased to present Unit 210, a ±1,068 SF retail unit available for lease at Icon Retail Centre—a newly developed retail hub in Calgary’s southeast industrial corridor.

Anchored by Petro-Canada, Mary Brown’s Chicken, Dyson, and Shawarma Factory, the centre offers strong co-tenancy and consistent foot traffic. Situated along the newly expanded 52nd Street SE, a major multi-lane corridor, the site provides excellent exposure and direct access to Peigan Trail, Glenmore Trail, and Stoney Trail.

Located in the Starfield industrial community, this unit benefits from Direct Control (DC) zoning with I-C use capabilities, accommodating a variety of permitted and discretionary uses, including personal services, food establishments, signage, child care, and more (subject to City approval).

PROPERTY DETAILS

UNIT SIZE	±1,068 SF (TBV)
ZONING	Direct Control (DC) (with I-C use capabilities)
OP COSTS	\$11.92 PSF (2022)
LEASE RATE	Market
LEASE TERM	Negotiable
OCCUPANCY	Immediate

For more information,
please contact:



Brian West
+1 403 630 7881
bwest@naiadvent.com



Connor West
+1 587 429 8577
cwest@naiadvent.com



For more information,
please contact:

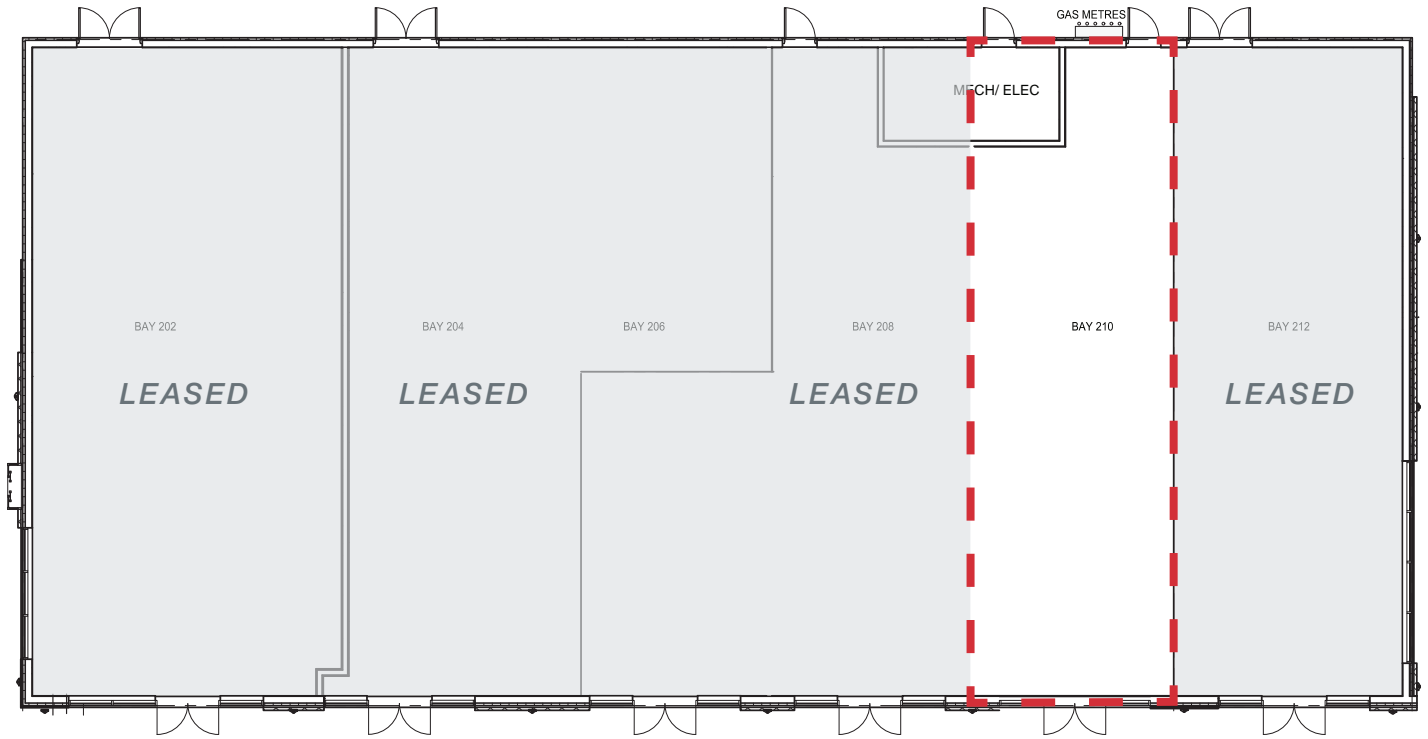


Brian West
+1 403 630 7881
bwest@naiadvent.com



Connor West
+1 587 429 8577
cwest@naiadvent.com

PROPERTY FLOORPLAN



PROPERTY HIGHLIGHTS

- » Anchored by Petro-Canada, Mary Brown's, Dyson, and Shawarma Factory
- » Excellent exposure along 52 Street SE, with over 28,000 vehicles per day
- » Additional traffic from 61 Avenue SE, with approximately 13,000 vehicles per day
- » Proximity to Icon Business Park, contributing to a growing employee base
- » Ample on-site parking for staff and customers
- » Accessible via major transportation routes: Deerfoot Trl, Barlow Trl, Glenmore Trl, and Stoney Trl

For more information,
please contact:



Brian West
+1 403 630 7881
bwest@naiadvent.com



Connor West
+1 587 429 8577
cwest@naiadvent.com