



Colliers

7171 80th Avenue NE | Calgary, AB

Taralake Point Plaza

Retail & Office Space For Lease

Class "A" retail, medical, and office building in NE Calgary located in Taradale along 80th Avenue NE. Co-tenants within the building include Martindale Pharmacy, Taralake Medical Clinic, Taralake Dental Clinic and a Physiotherapy and Chiropractic Office.

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Property Overview

Address	7171 80 th Avenue NE, Calgary, AB	
Location	Located in the NE community of Taradale	
Zoning	C-COR1	
Building Size	40,453 SF	
Parking	1;1,000 SF	
Rentable Area	Main Floor	1,928 SF
	Second Floor	1,004 SF LEASED
		1,462 SF
	Third Floor	1,004 SF LEASED
		4,851 SF
	Basement	3,709 SF
		4,944 SF
Net Rent	Market Rates	
Additional Rent	\$15.04 PSF	
Available	Immediately	
Term	5 - 10 years	
TIA	Negotiable	



Demographics



Current Population (2024)

within 1km 22,445
within 3km 80,769
within 5km 142,873



Projected Population (2029)

within 1km 23,105
within 3km 83,786
within 5km 151,033



Average Household Income (2024)

within 1km \$103,766
within 3km \$106,670
within 5km \$105,231

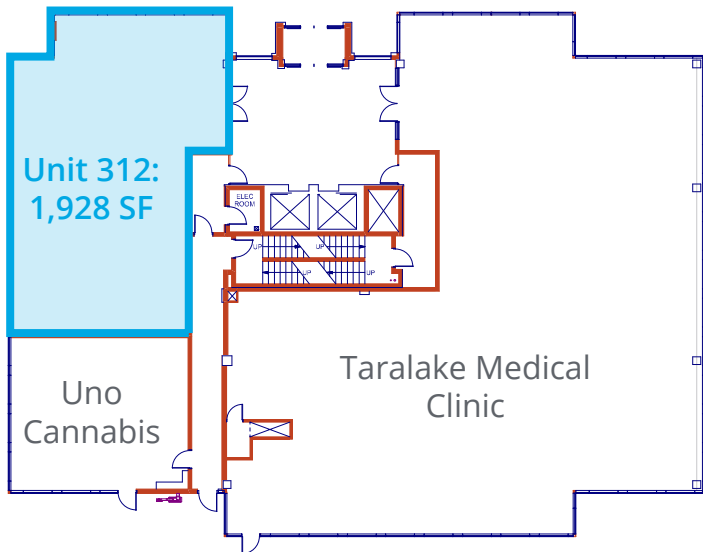


Projected Household Income (2029)

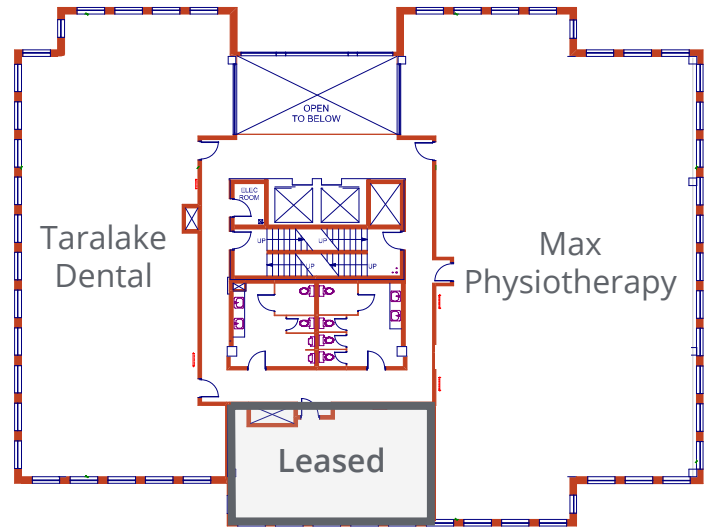
within 1km \$121,635
within 3km \$125,268
within 5km \$124,292

Floor Plans

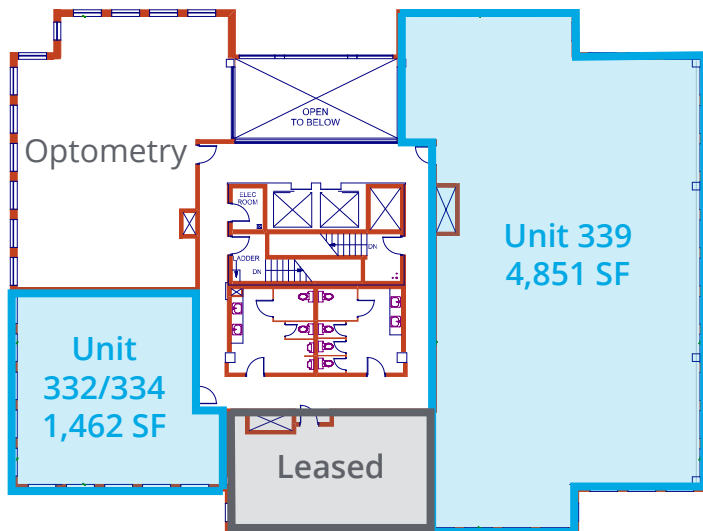
Main Floor



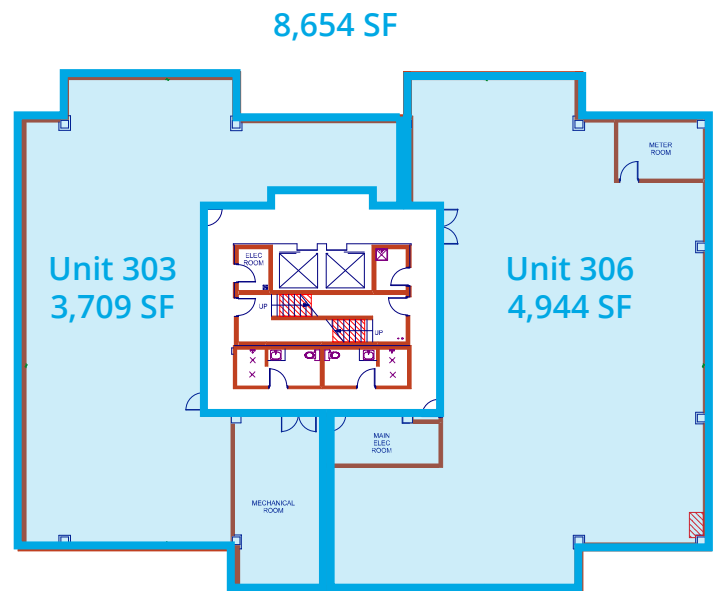
Second Floor



Third Floor



Basement





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