



Telephone:(403)289-1598
dan@edgeparkrealty.com

Realty & Management Ltd.
279 Covehaven View N.E.
Calgary, Alberta
T3K 5S4

Fax: (403) 398-1562
www.edgeparkrealty.com

NORTHMOUNT CENTRE RETAIL SPACE FOR LEASE

ADDRESS: 1043 - 40th Avenue N.W.

LOCATION: CORNER of Northmount Drive and 40th Avenue N.W. ,
(4 blocks west of James Fowler High School on 40th Ave.)
- in the residential district of Cambrian Heights.

LAND USE: C -N2 (retail, commercial and personal service uses)

AVAILABLE: 476 sq.ft. - August 1, 2011

BASIC RENT: \$ 16.00 per square foot per annum
(plus \$1.00 per sq.ft. per annum rent escalations)

OCCUPANCY COSTS: \$ 7.29 per square foot per annum (2011 Budget)

LEASE TERM: Up to three (3) years

COMMENTS: Attractive brick exterior with illuminated fascia signage included (tenant to pay cost of own artwork).
Raised concrete loading platform at rear, off street parking at both front and back. Current retail tenants include: Chinese take-out, dog groomer, chiropractor, unisex hair stylist, hair braiding, East Indian restaurant, bakery and caterer, driving school, liquor store, Edward Jones financial services and a math tutoring school.
Tenants pay own electricity and heat.

LEASING INQUIRIES:

Dan Turner, FRI CCIM (403) 289 - 1598

Salecare completely takes care of you.