



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

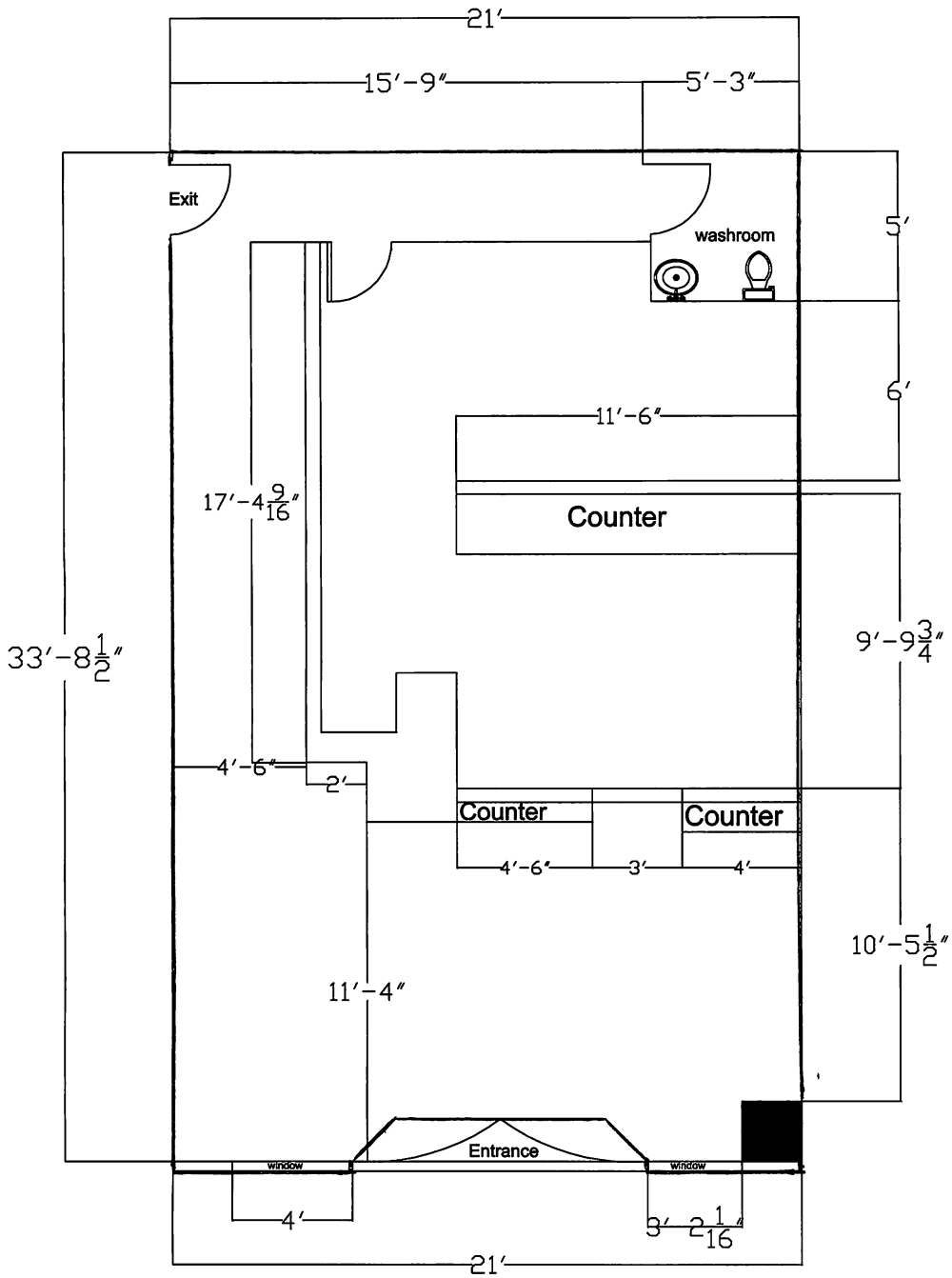
## STREET FRONT RETAIL - FOR LEASE

- ADDRESS:** 130, 1111 – 6<sup>TH</sup> Avenue S.W.
- LOCATION:** TARJAN POINTE in the west end of Downtown,  
at the corner of 6<sup>th</sup> Avenue and 10<sup>th</sup> Street S.W.
- LAND USE:** DC, Direct Control
- AVAILABLE:** 731 square feet - Immediate
- BASIC RENT:** \$ 20.00 per square foot per annum  
(plus \$ 1.00 per square foot per annum escalations)
- OCCUPANCY COSTS:** \$ 15.00 per square foot per annum  
(HVAC, property taxes and condo fees included)
- PARKING:** \$ 240.00 per month for one (1) underground parking stall
- LEASE TERM:** Five (5) years.
- COMMENTS:** Attractive main floor street front retail within walking distance of several residential high rise condominium developments in the west end of downtown. Former donair business with rough-in plumbing for kitchen service sinks; customer and service counter build -outs and 2-pce washroom. Illuminated sign box above front entrance included (tenant to pay cost of own artwork). Separately metered electricity.

### LEASING INQUIRIES:

***Dan Turner (403) 289 - 1598***

**Salecare** completely takes care of you.



**Tarjan Pointe**  
 130, 1111 - 6th Avenue S.W.  
 731 Square Feet