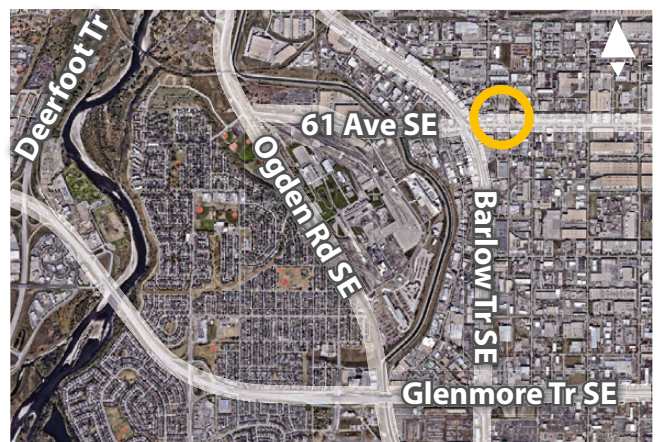




RETAIL SPACE FOR LEASE

Foothills Plaza

3716 61 Avenue SE , Calgary



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BARCLAY STREET
 REAL ESTATE
 LOCAL EXPERTISE MATTERS

TCN
 WORLDWIDE
 REAL ESTATE SERVICES

CELEBRATING

50 YEARS
 1973-2023

BUILDING 1



LEASE INFORMATION

MUNICIPAL ADDRESS:
3716 61 Avenue SE, Calgary

AVAILABLE FOR LEASE:

BUILDING 1:

- » 1,025.8 sq. ft. – Unit 103A
- » 3,912 sq. ft. – Unit 105B **C/L**
 - Outdoor patio

BUILDING 2:

- » 1,297.6 sq. ft. – Unit 205

AVAILABILITY: Immediately

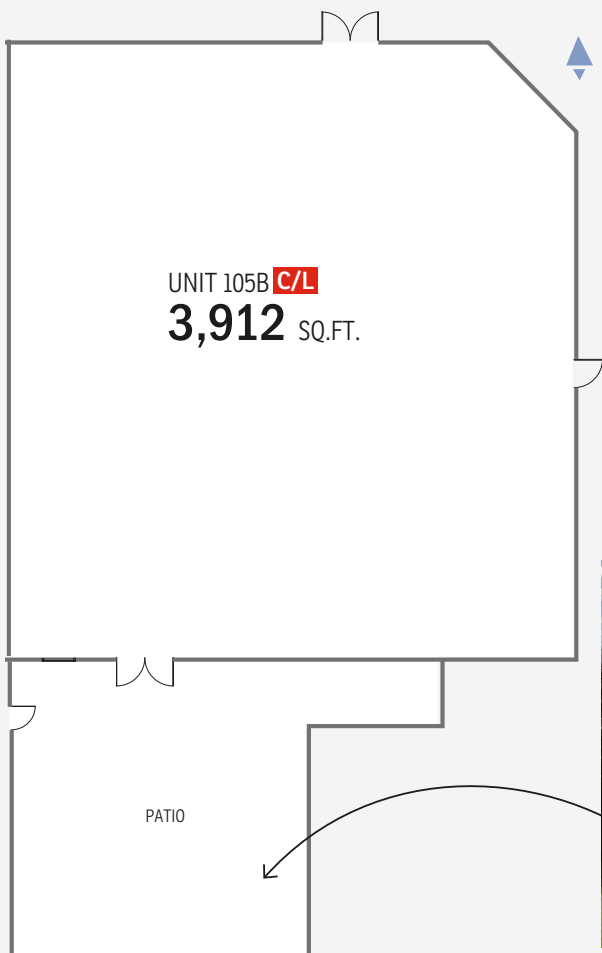
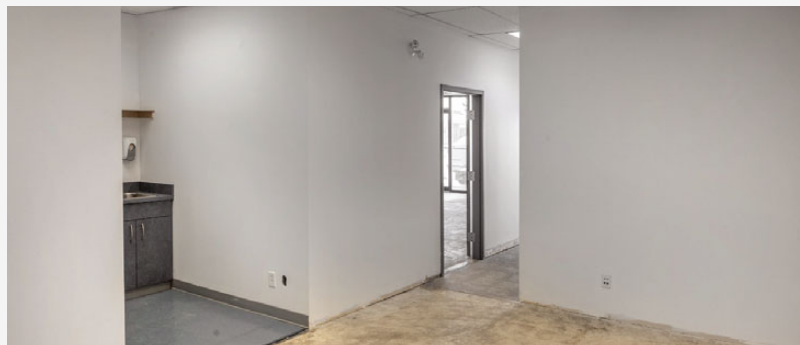
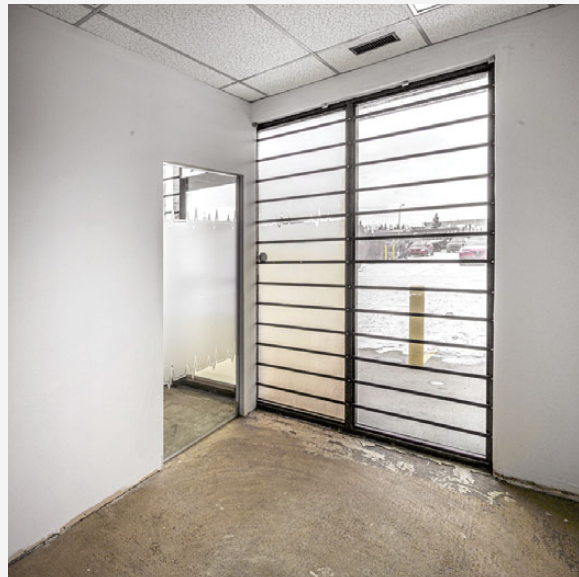
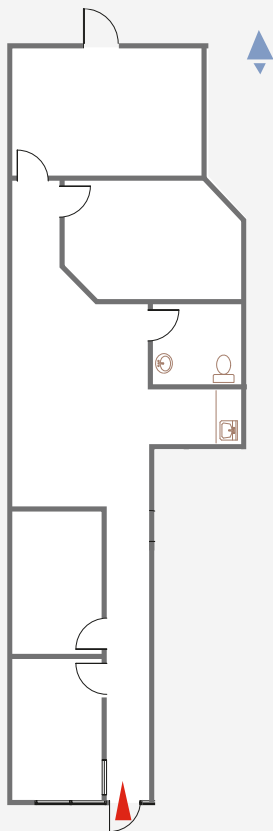
PARKING: Ample surface

OP. COSTS AND TAXES:
\$9.43 per sq. ft. (est.)
Utilities separately metered

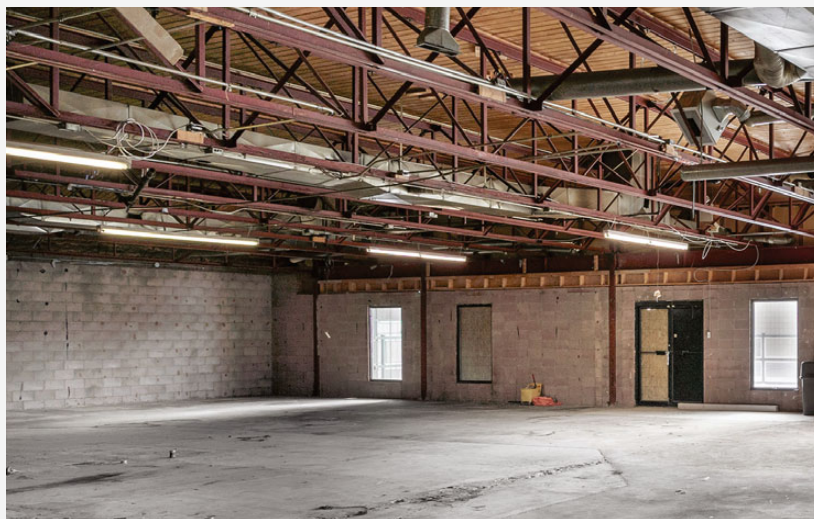
NET RENT:
Market rates



UNIT 103A
1,025.8 SQ.FT.



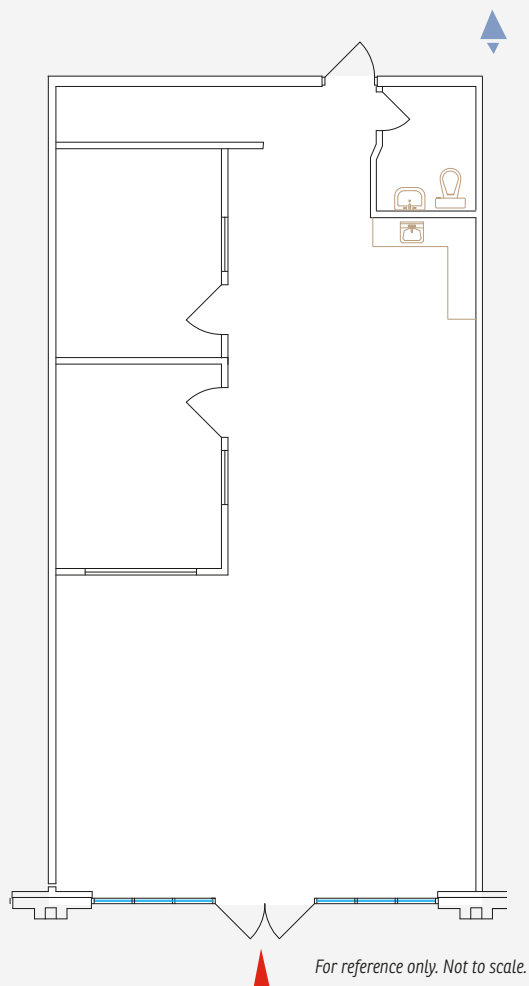
UNIT 105B **C/L**
3,912 SQ.FT.



Patio

UNIT 205

1,297.6 SQ.FT.



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