

RETAIL SPACE FOR LEASE

MEREDITH BLOCK

611 Meredith Road NE, Calgary, Alberta

Retail Availability:

Unit 16 - 4,051 SF

Unit 607 - 2,800 SF

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Meredith Block is a seven-storey mixed-use building nestled between 4th Street NE and Edmonton Trail, fronting onto Meredith Road NE.

- Located in the Bridgeland community - a village-vibe neighbourhood known for its walkability, boutique retail destinations, and locally owned restaurants.
- Targeted uses: fitness, health & beauty, specialty medical, food & beverage, and pet services.



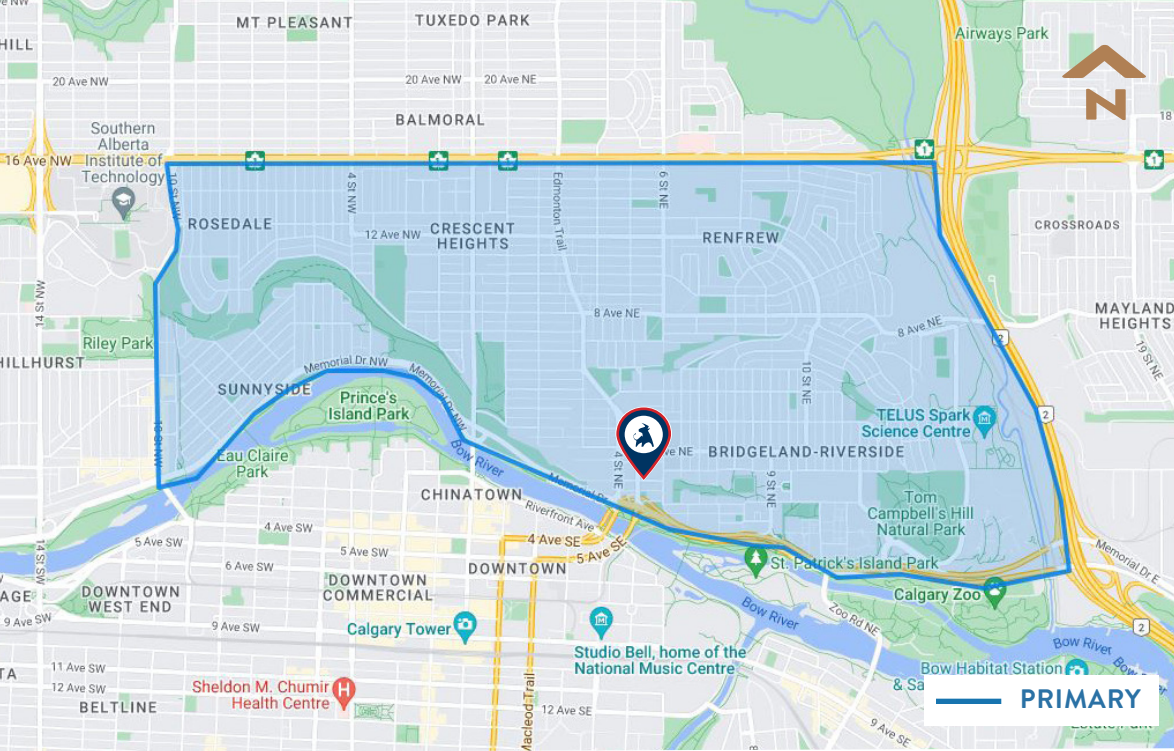
ABOUT

LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

- > Excellent access to Memorial Drive, Edmonton Trail, 4th Street and the Trans-Canada Highway
- > Less than a 15 minute walk to the city's downtown core and 5 minute walk to Bridgeland LRT station
- > High traffic counts with 30,050 vehicles daily on 4th Avenue flyover and 70,000 vehicles daily on Memorial Dr





COMMUNITY

DEMOGRAPHIC DATA

POPULATION



Primary: 24,079
Calgary: 1,306,784

DAYTIME POPULATION



Primary: 23,802

AVERAGE AGE



Primary: 40.3
Calgary: 38.8

HOUSEHOLD INCOME



Primary: \$124,543
Calgary: \$129,000

HOUSEHOLD SIZE



10 Min Walk: 1.9
Calgary: 2.6

POST-SECONDARY EDUCATION



10 Min Walk: 79.1%
Calgary: 71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 182,736 sq ft
Retail Size: 19,159 sq ft

LANDLORD

1435564 Alberta Ltd., by its duly
authorized property manager,
Western Securities Limited

ZONING

C-COR1

PARKING

55 underground public stalls (45 min
free) and street parking in front of site
on Meredith Rd (1 hr free)

YEAR BUILT

2016

LEGAL DESCRIPTION

Plan: E
Block: 3
Lots: 1 to 5 Inclusive



ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 6.13 PSF
Property Tax	\$ 5.02 PSF
Total	\$ 11.15 PSF

Premises Utilities Separately Metered
Management Fee Included

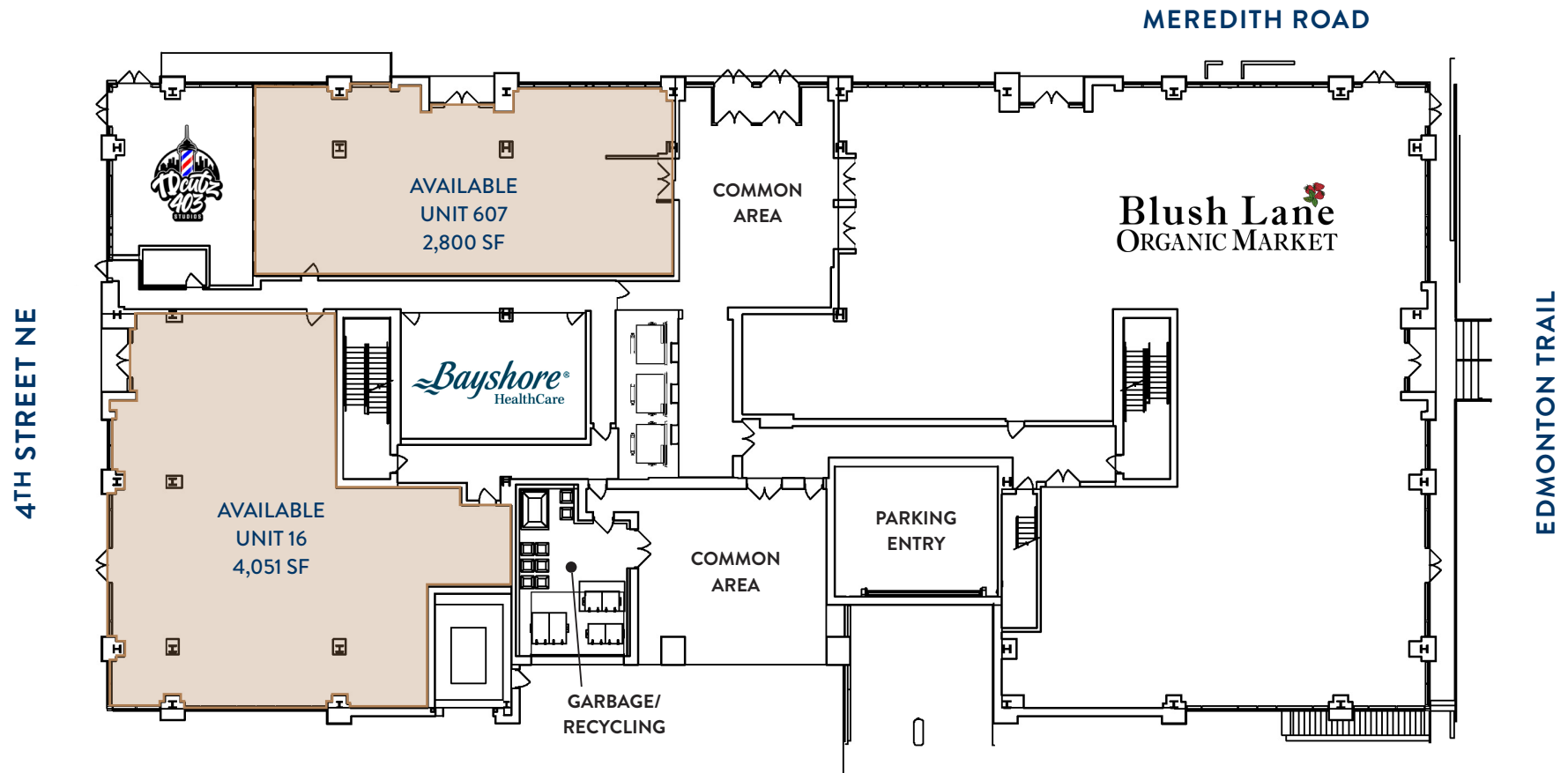
RETAIL TENANTS

Blush Lane
ORGANIC MARKET

Bayshore®
HealthCare

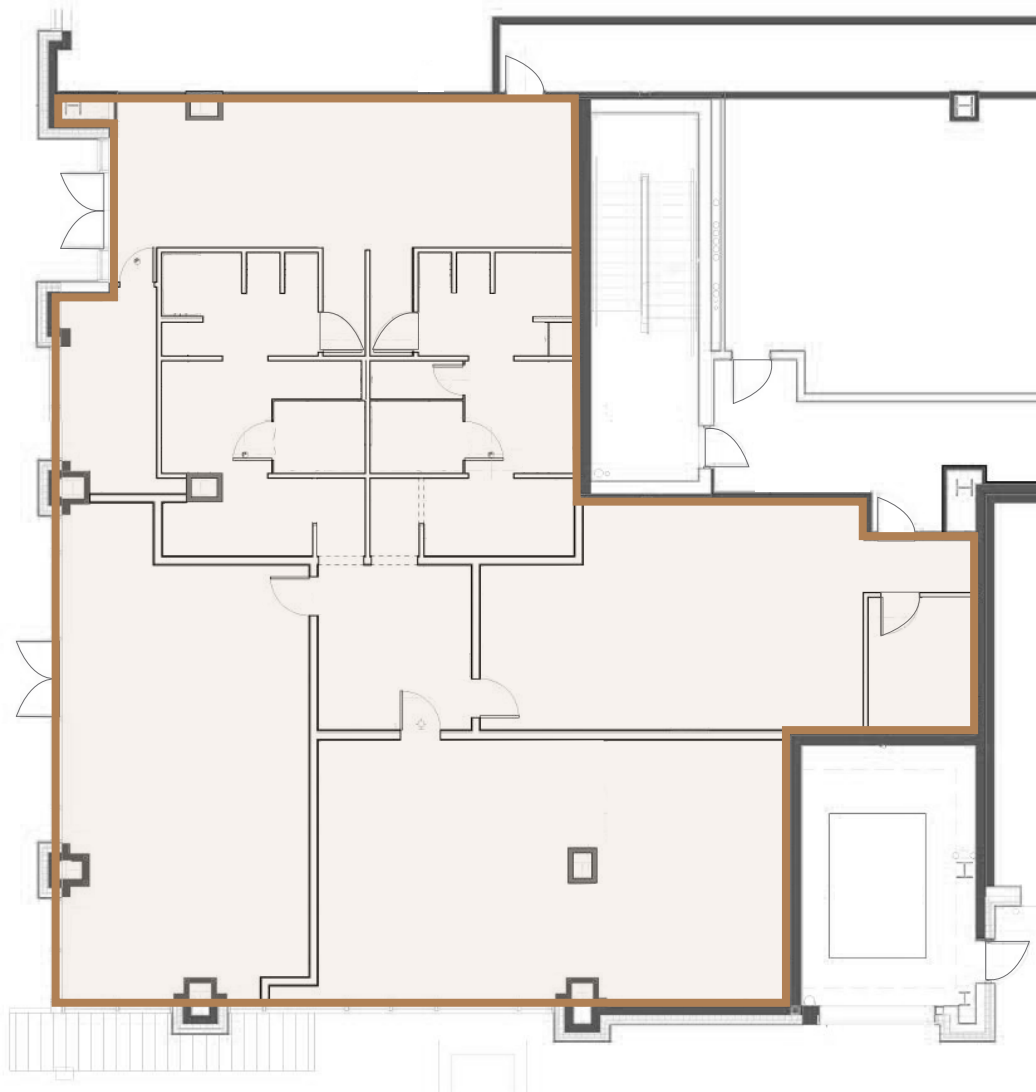


FLOORPLAN



UNIT PLAN

UNIT #16



UNIT

16

RETAIL AREA

4,051 Square Feet

CEILING HEIGHT

20'

POWER

400A, 120/208 V

3 phase, 4 wire

HVAC

20 Total Tons of Cooling

(3) Four Ton Units, (2) Three Ton Units, (1) Two Ton Unit

GAS

1 1/4" Line

WATER

2" Line

SEWER

4" Line

LOADING

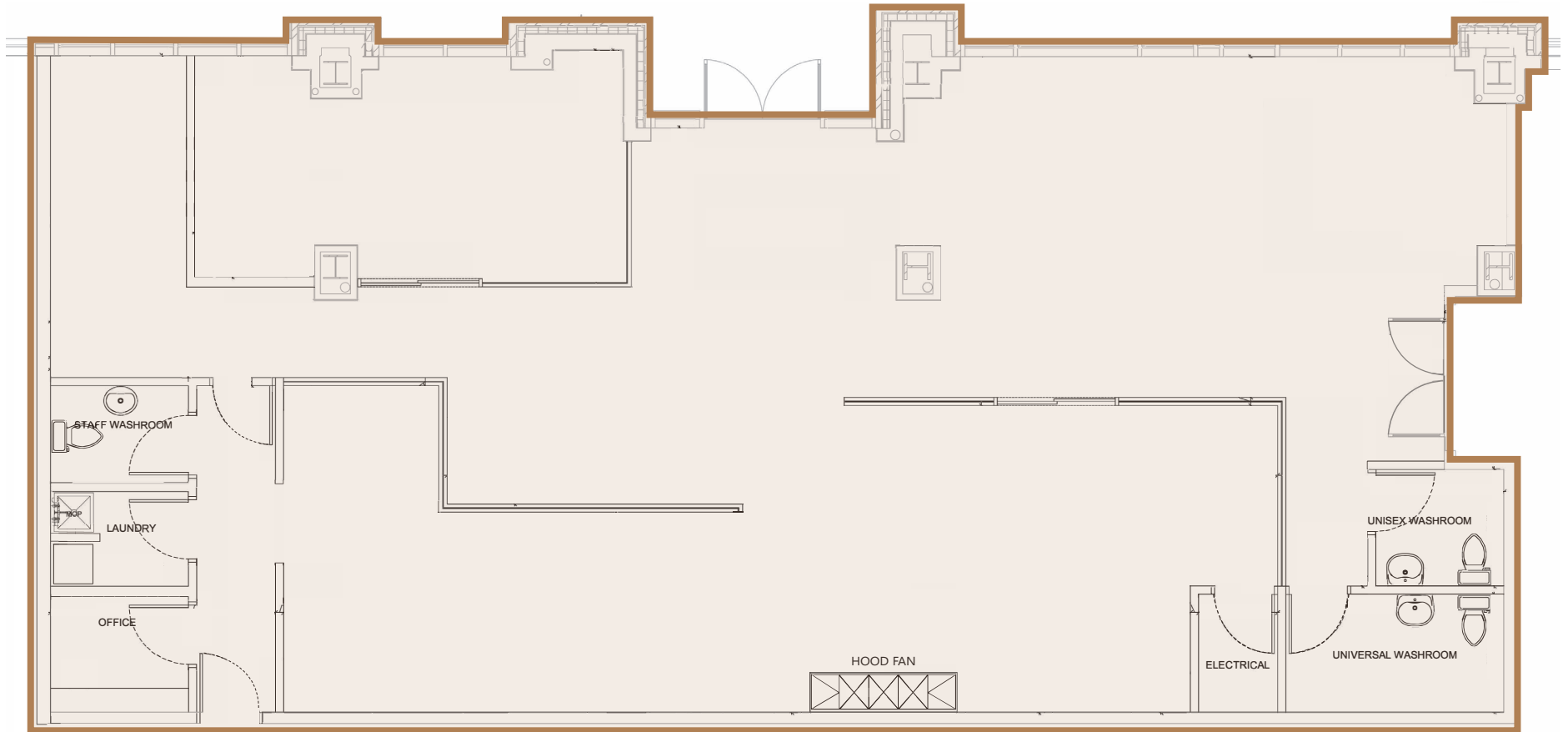
Ground Floor

GARBAGE

Ground Floor

UNIT PLAN

UNIT #607



UNIT
607

CEILING HEIGHT
20'

HVAC
4.5 Total Tons of Cooling

KITCHEN EXHAUST
1,200 CFM

WATER
1 1/2" Line

LOADING
Ground Floor

RETAIL AREA
2,800 Square Feet

POWER
400A, 120/208 V
3 phase, 4 wire

MUA
1,200 CFM

GAS
1/2" Line

SEWER
2" and 4" existing tied
into 6" main line

GARBAGE
Ground Floor
behind premises

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

