

RETAIL SPACE FOR LEASE

SIGNAGE

7133 11 STREET SE

Retail Availability:
Unit 3 - 13,500 SF

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

7133 11 Street SE, situated in central Calgary's major retail node, is home to established, exclusive and local retailers.

- Immediately north of Deerfoot Meadows, one of Canada's largest open-air shopping centers
- Excellent drive-by exposure to major commuter corridors - Deerfoot Trail SE, Glenmore Trail SE, and Blackfoot Trail SE
- Shadow anchored by Costco Wholesale
- Abundant surface parking
- Targeted uses: home improvement/hardware/appliances/backyard & outdoor, medical supply/diagnostics, outlet store, veterinarian/pet hospital/dog daycare, auto parts/tools, large format fitness, large format entertainment

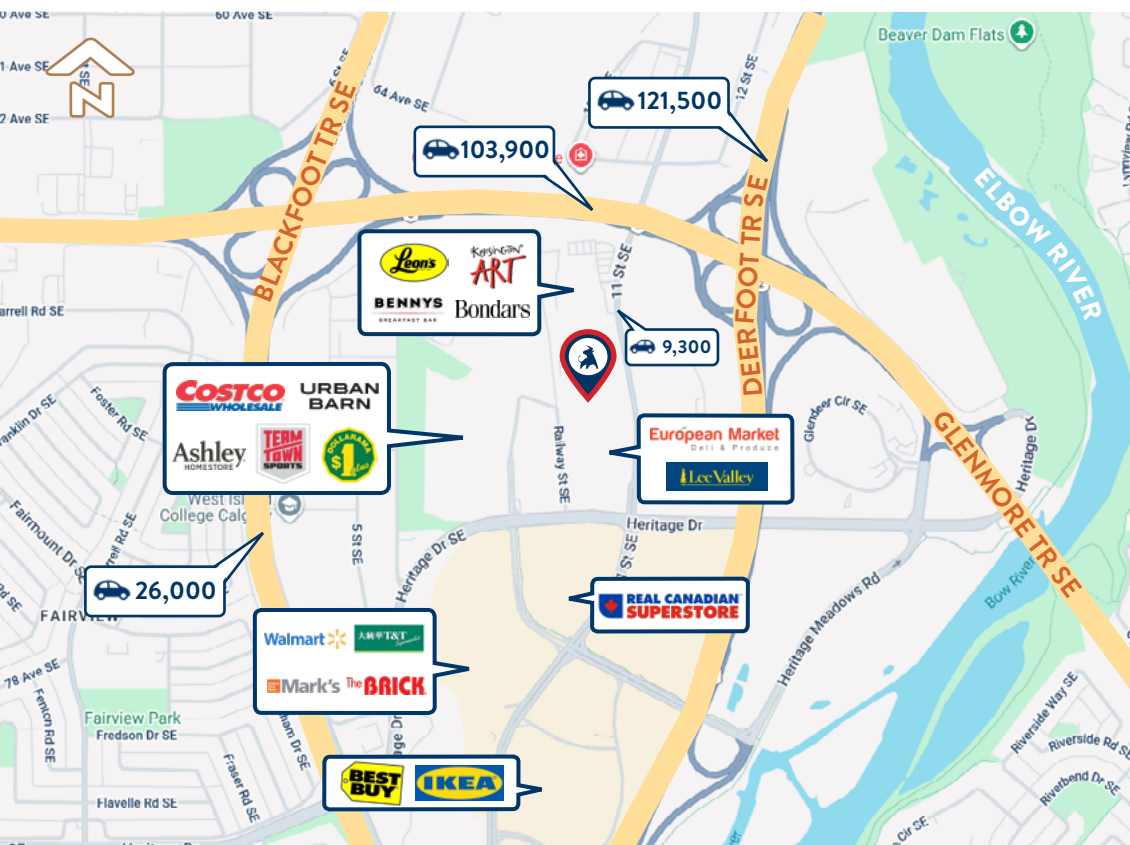


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Over 230,000 vehicles daily on major routes surrounding the site
- Retail draws surrounding the site include: Costco, IKEA, T&T Supermarket, Ashley HomeStore, Trail Appliances, La-Z-Boy, and Calgary Farmers' Market South
- Strong daytime population, with over 84,000 people within a 3km radius
- Above-average household incomes in adjacent neighbourhoods



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Centre Size: 27,000 square feet

MANAGED BY

LJB Limited

ZONING

C-COR3

YEAR BUILT

2000

PARKING

115 surface stalls; 82 front and 32 rear

LEGAL DESCRIPTION

Plan: 9212094

Block: 4A

Lot: 2

ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 4.00 PSF
Property Tax	\$ 5.43 PSF
Total	\$ 9.43 PSF

Premises Utilities	Separately Metered
Management Fee	Included

SURROUNDING RETAILERS

European Market
Deli & Produce

BENNYS

Lee Valley
Tools for Life

Bondars



SITE AREA



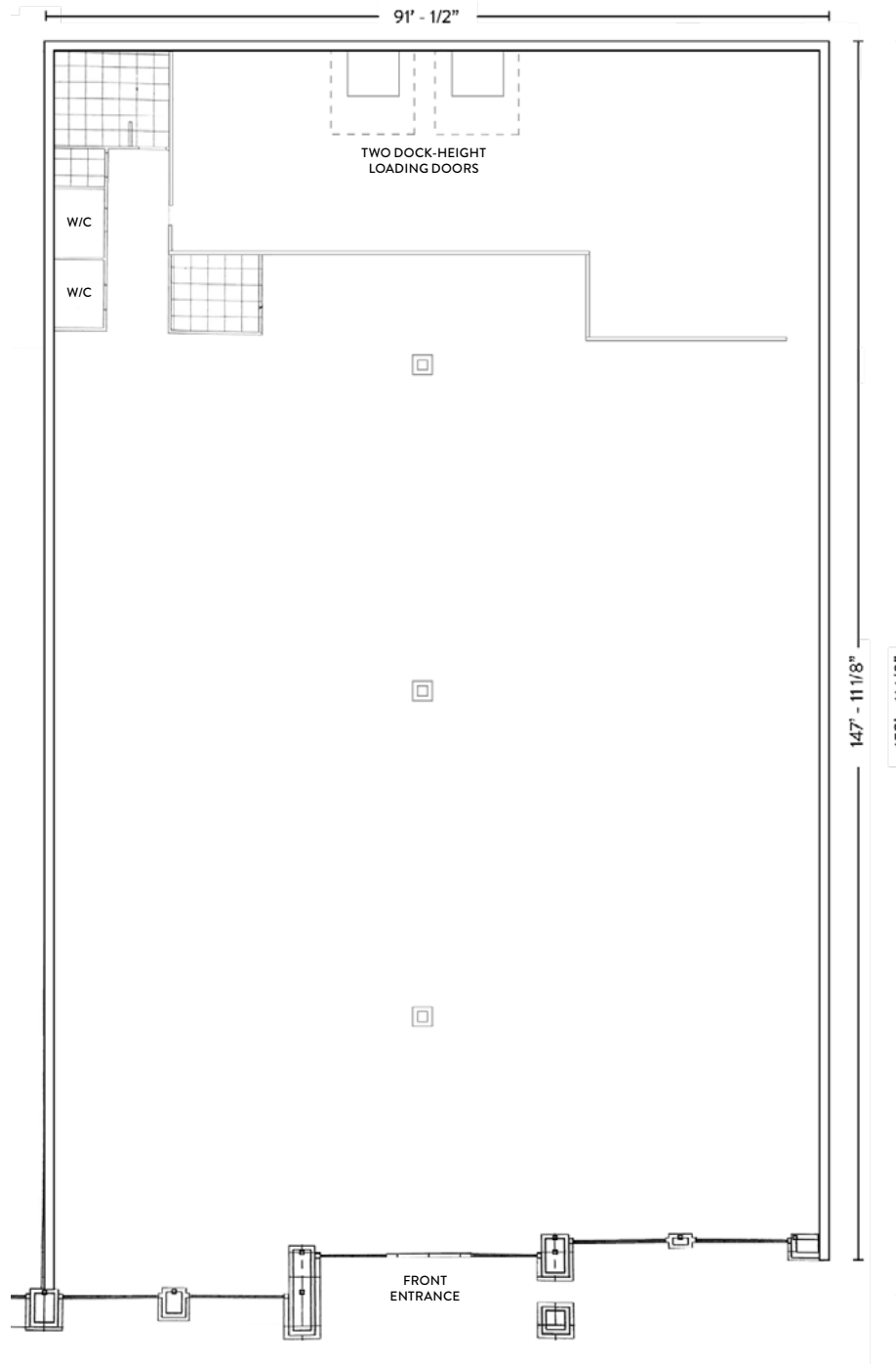
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UNIT PLAN

UNIT #3



ADJACENT UNIT



UNIT

3

RETAIL AREA

13,500 Square Feet

CEILING HEIGHT

16' clear

POWER

Panel 1: 224A, 347/600V;
Panel 2: 400A, 120/208V;
Panel 3: 400A, 120/208V

WATER

Yes

SEWER

Yes

GAS

Yes

GARBAGE

Rear of Premises

LOADING

Two dock-height loading
doors in rear of premises

SIGNAGE

Pylon Signage Opportunity

CONNECT WITH US

CONTACT

GENERAL



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



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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.

