DRIVE-THRU OPPORTUNITY



RANGEWINDS RETAIL

5150 23 Street SE Calgary, Alberta

Retail Availability:

+/- 1,350 - 3,835 square feet

HEATHER WIETZEL

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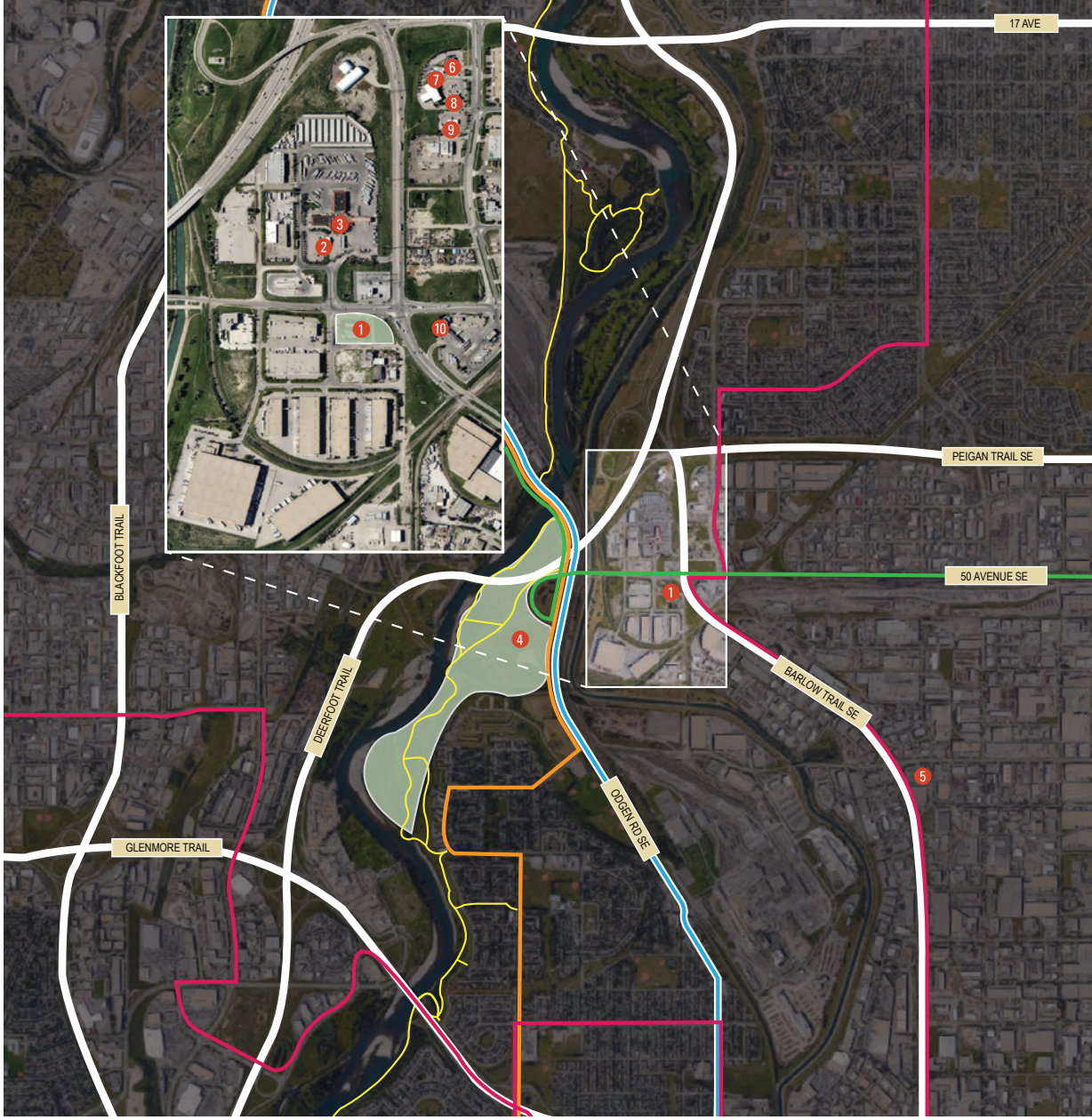
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ABOUT

BUILDING HIGHLIGHTS

RangeWinds Retail is a gas bar anchored convenience centre located in Ogden's industrial area. This property showcases over 6,800 square feet of retail space.

- Directly faces the Barlow Trail and 50th Avenue SE intersection, with 27,000 vehicles passing the site daily
- Property features an established gas bar and convenience store
- Outdoor patio and a drive-thru opportunities
- Targeted uses: quick service food and beverage



1. Rangewinds
2. Tim Hortons
3. Roadking Truck Stop
4. Old Refinery Park
5. Staples
6. Denny's
7. McDonald's
8. Subway and Opa!
9. Wendy's
10. Eggsmart Breakafast

- Bus Route 302
- Bus Route 24
- Bus Route 147
- Bus Route 43
- Bow River Pathways

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

VIEW ON GOOGLE MAPS

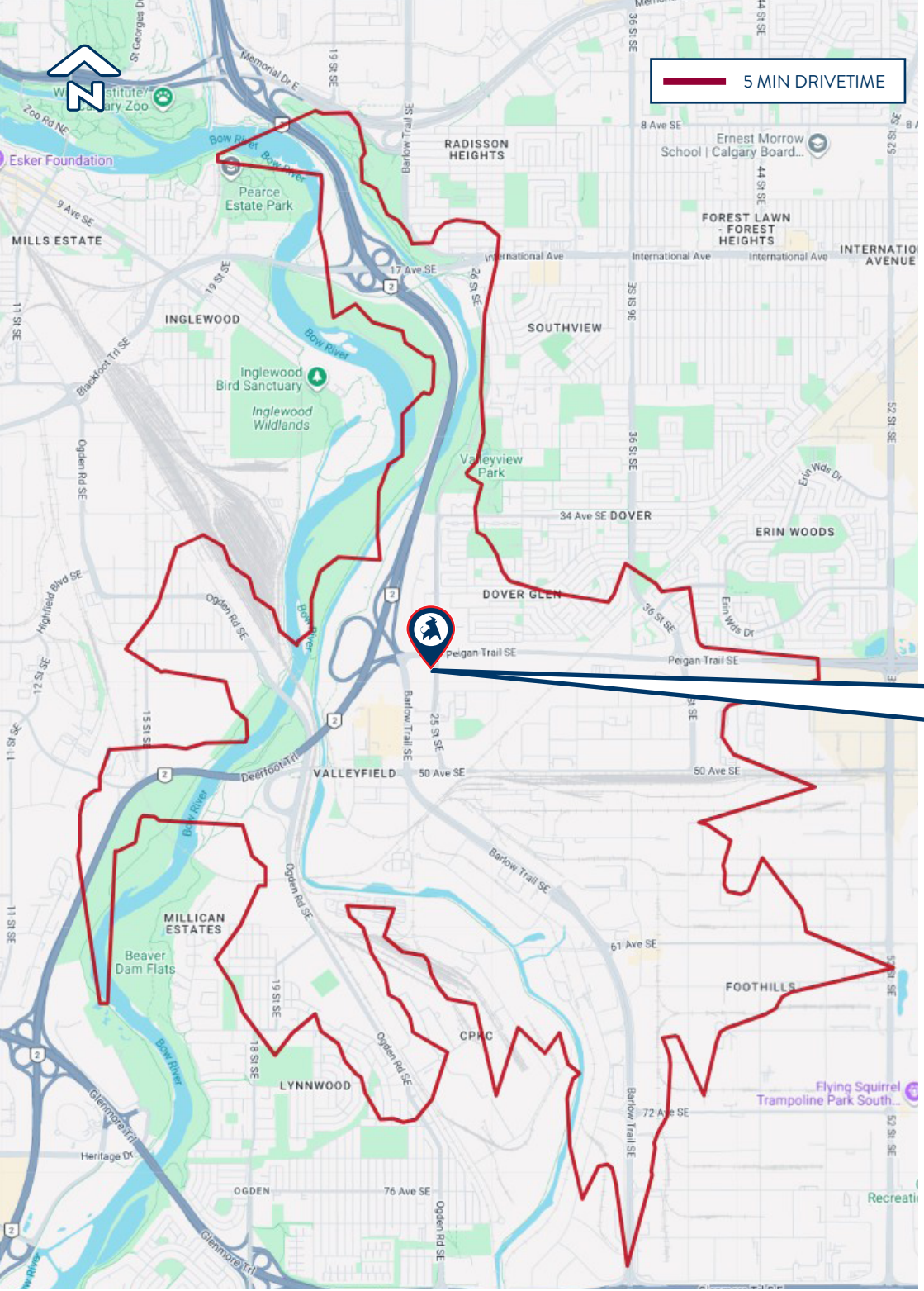
ABOUT

LOCATION HIGHLIGHTS

- Situated in an industrial area with a daytime population of 22,300 within a 2 km radius of the site
- Surrounding residential areas include Lynnwood and Dover - totaling a population over 17,400
- Notable establishments in the site's vicinity include the Roadkind Truck Stop and RangeWinds Business Park



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COMMUNITY

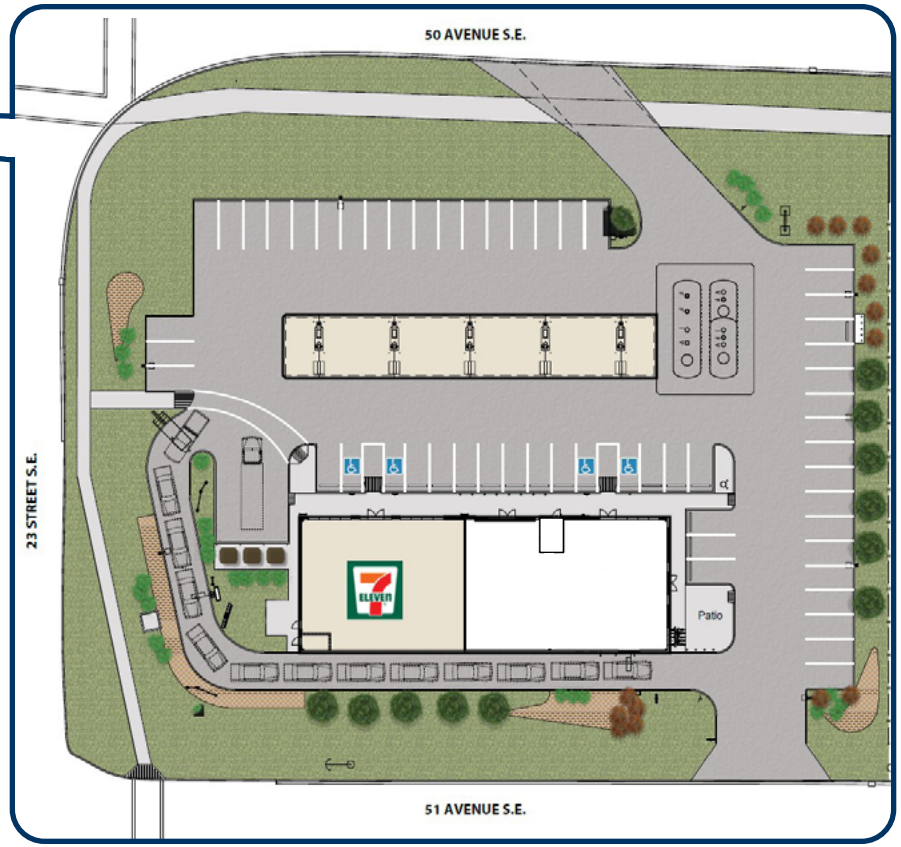
DEMOGRAPHIC DATA

POPULATION

5 Min Drivetime:	7,386
Calgary (2025):	1,688,000

DAYTIME POPULATION

5 Min Drivetime:	23,271



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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site Area: 1.31 Acres
Retail Area: 6,910 sq ft

LANDLORD

Remington Development Corporation

ZONING

I-C (Industrial-Commercial)

PARKING

56 surface stalls

ADDITIONAL RENT 2026 EST.

Operating Costs: $18.29
Property Tax: $15.11
Total: **$33.40**

Premises Utilities: Seperately Metered
Management Fee: Included



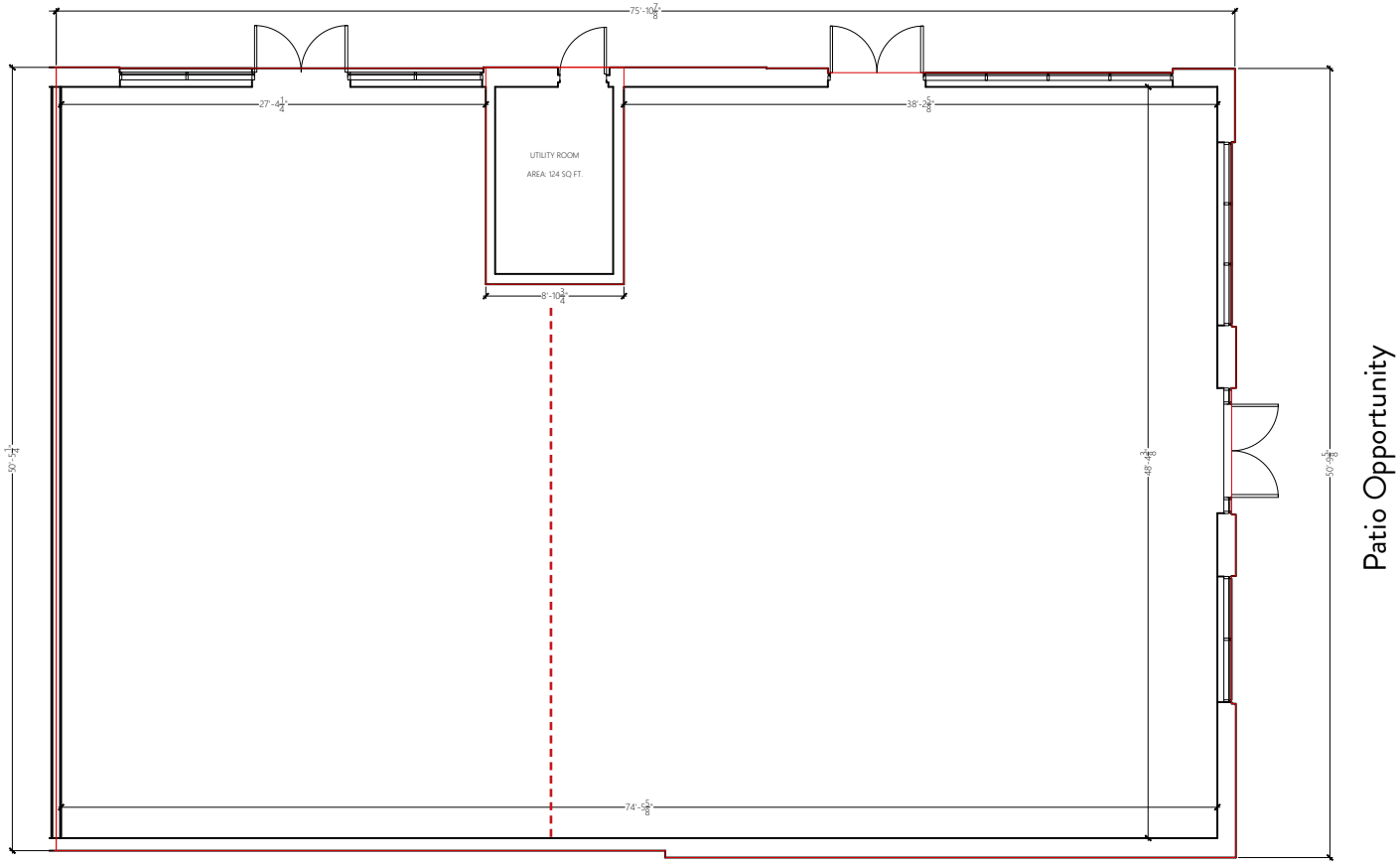


CO-TENANCIES

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UNIT PLAN

UNIT #B



UNIT
B

RETAIL AREA
3,835 Square Feet

CEILING HEIGHT
17'-1"

POWER
120/208V

HVAC, MUA, EXHAUST
Based on Tenant Requirements

WATER
50mm

GAS
30/40mm

SEWER
150mm

GARBAGE
East End of Building

PYLON SIGNAGE
Yes

Option to Demise

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CONNECT WITH US

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TAURUS
PROPERTY GROUP

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.