

RETAIL SPACE FOR LEASE



BARLOW CROSSING

Barlow Square SE, Calgary, Alberta

Retail Availability:

1,351 SF - 8,342 SF (Pad Site Opportunity Available)

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

CENTRE HIGHLIGHTS

Barlow Crossing is a 30 acre development that includes showroom warehouse buildings and retail amenities and services in South Foothills.

- > Located at the intersection of Barlow Trail and 90th Avenue SE
- > Current tenants include Tim Hortons, Co-op Gas, Convenience and Car Wash, Alberta Health Services, Value Village, and Boys and Girls Club
- > Ample surface parking available



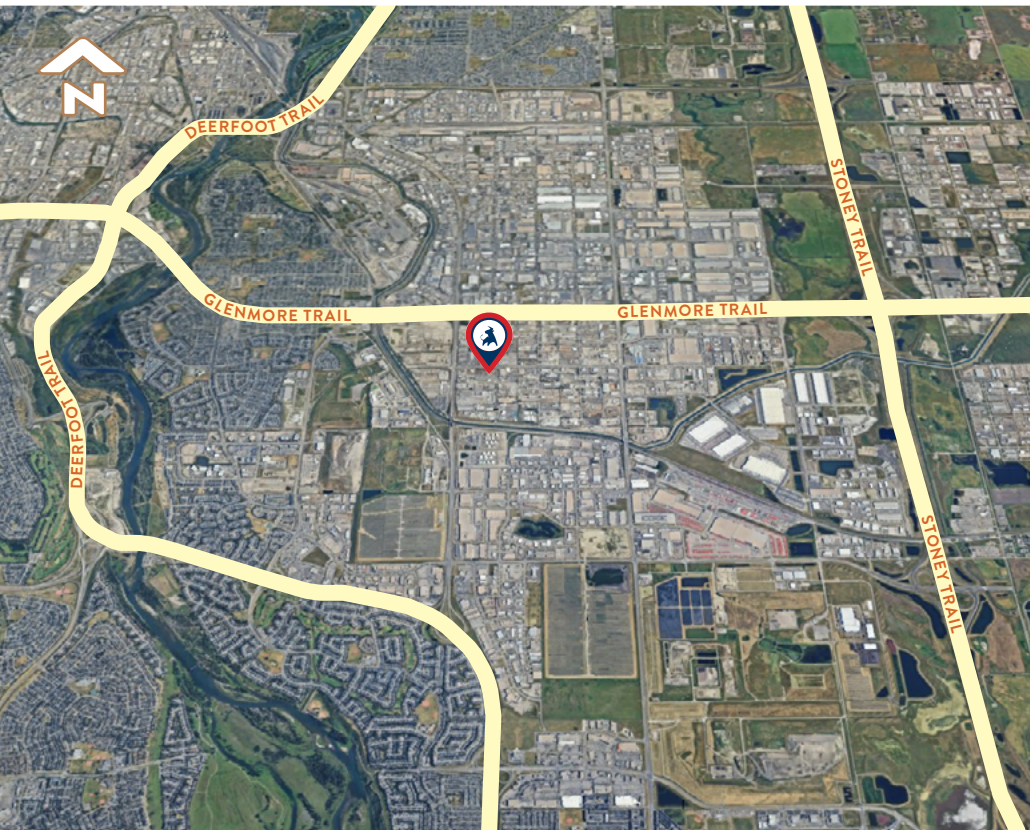
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > The site is adjacent to Barlow Trail, with exposure to over 25,000 vehicles daily; a 2 minute drivetime from Glenmore Trail, with exposure to over 34,000 vehicles daily; and a 5 minute drivetime from Deerfoot Trail, with exposure to over 55,000 vehicles daily.

- > Daytime population of 69,450 in a seven minute drivetime radius
- > Approximately 1,585 businesses in the surrounding area



BUILDING

PROPERTY DETAILS

DEVELOPMENT SIZE

Site Area: 30.97 acres

LANDLORD

Mancal Property Crossings Inc.

ZONING

I-C (Industrial Commerical)

YEAR BUILT

2020/2021

LEGAL DESCRIPTION

Lot: 11

Block: 1

Plan: 181 1963

2026 ADDITIONAL RENT EST.

Operating Costs: \$10.52

Property Tax: \$11.07

Total: \$21.59

Premises Utilities: Sep Metered

Management Fee: 5% of Gross Rent



CO-TENANCIES:

Tim Hortons



BEHR 

CO-OP
Gas Bars

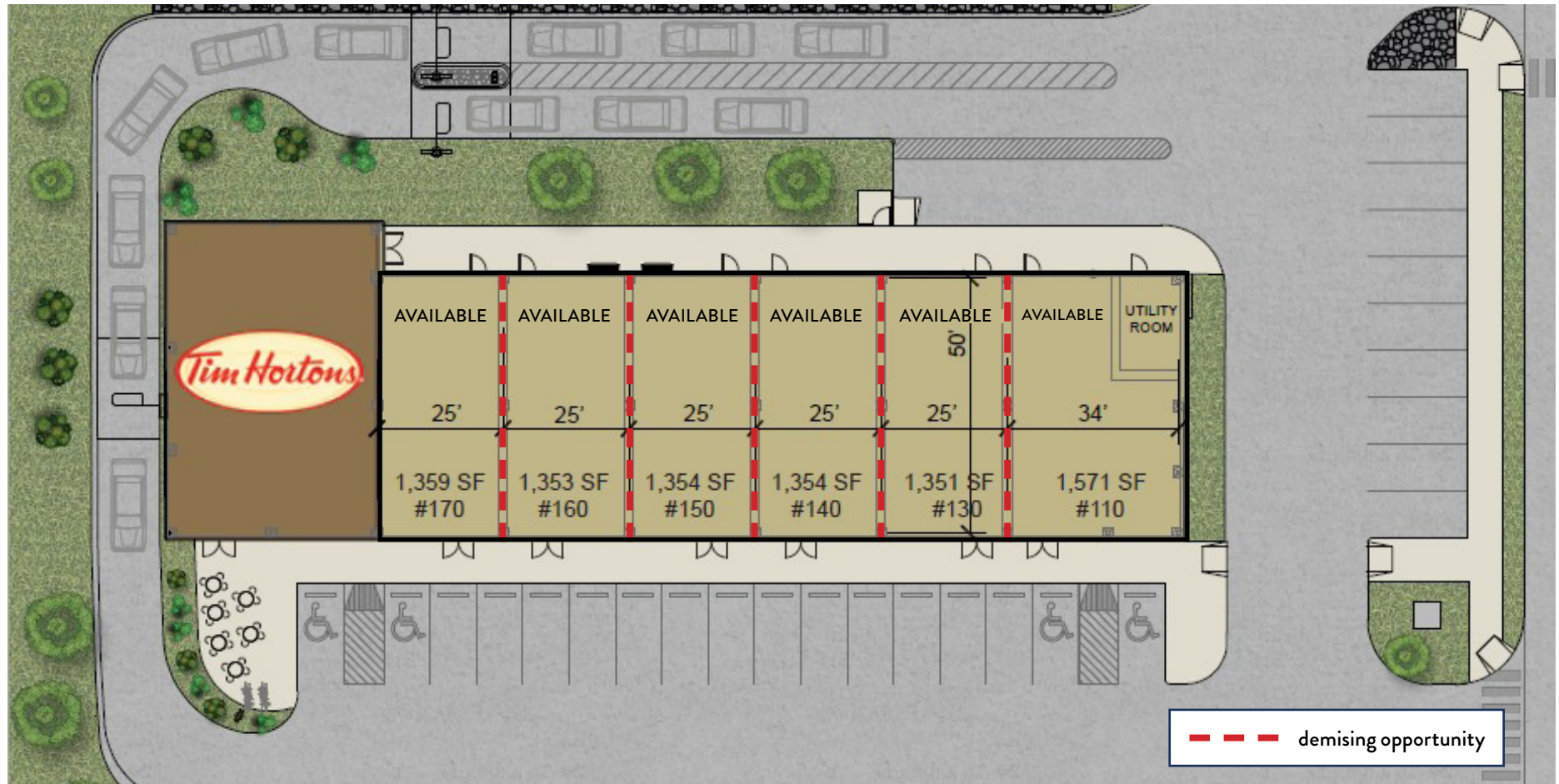
ValueVillage
Good deeds. Great deals.

Schneider
Electric

SITE PLAN



BUILDING B



SPECIFICATIONS FOR EACH UNIT

CEILING HEIGHT

13'7"

POWER

200A, 120/208V

HVAC

Gas lined piped for future usage,
RTU to be installed during
Tenant Improvement.

WATER

1" line

SEWER

6" line

GAS

2" line

GARBAGE

North end; rear of building

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
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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.

