

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



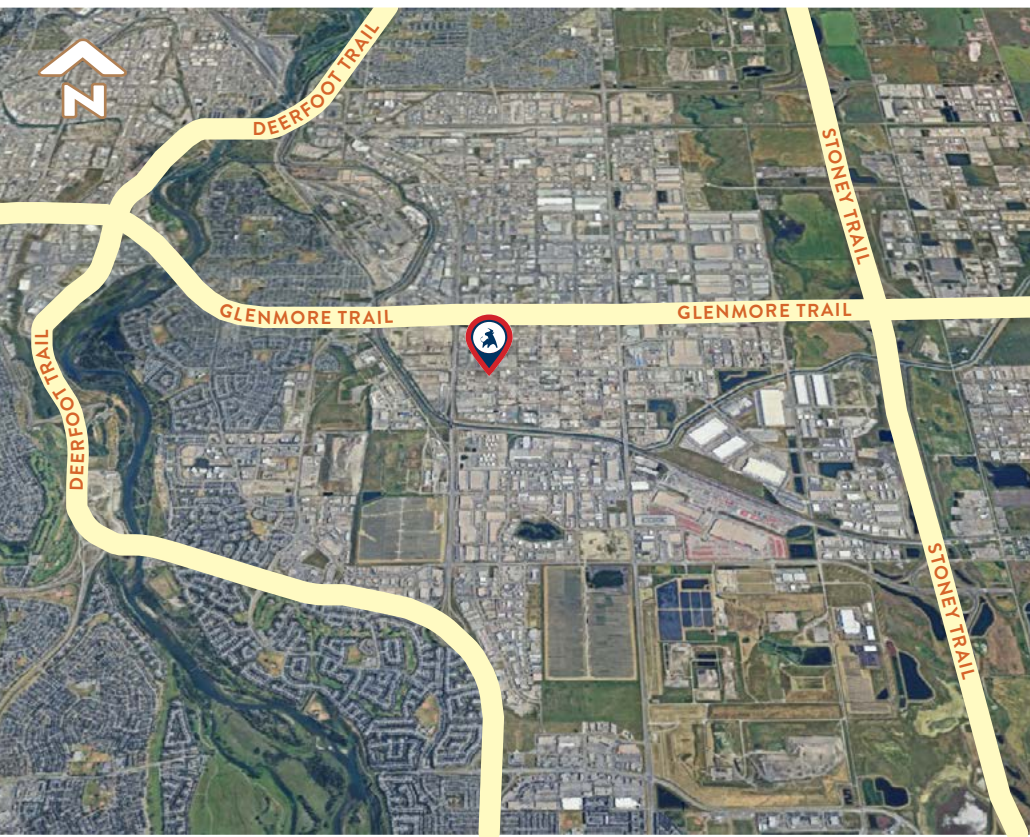
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Adjacent to Barlow Trail (25,000 vehicles daily); two minute drive from Glenmore Trail (34,000 vehicles daily); and five minute drive from Deerfoot Trail (55,000 vehicles daily)
- Daytime population of 69,450 in a seven minute drivetime radius

- Currently ~1,590 businesses in surrounding area
- Directly adjacent to future *Glenmore Yards Business Park*, which will deliver 1.5 million SF of industrial, warehouse and ancillary retail space, bringing a significant new workforce and customer base to the 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

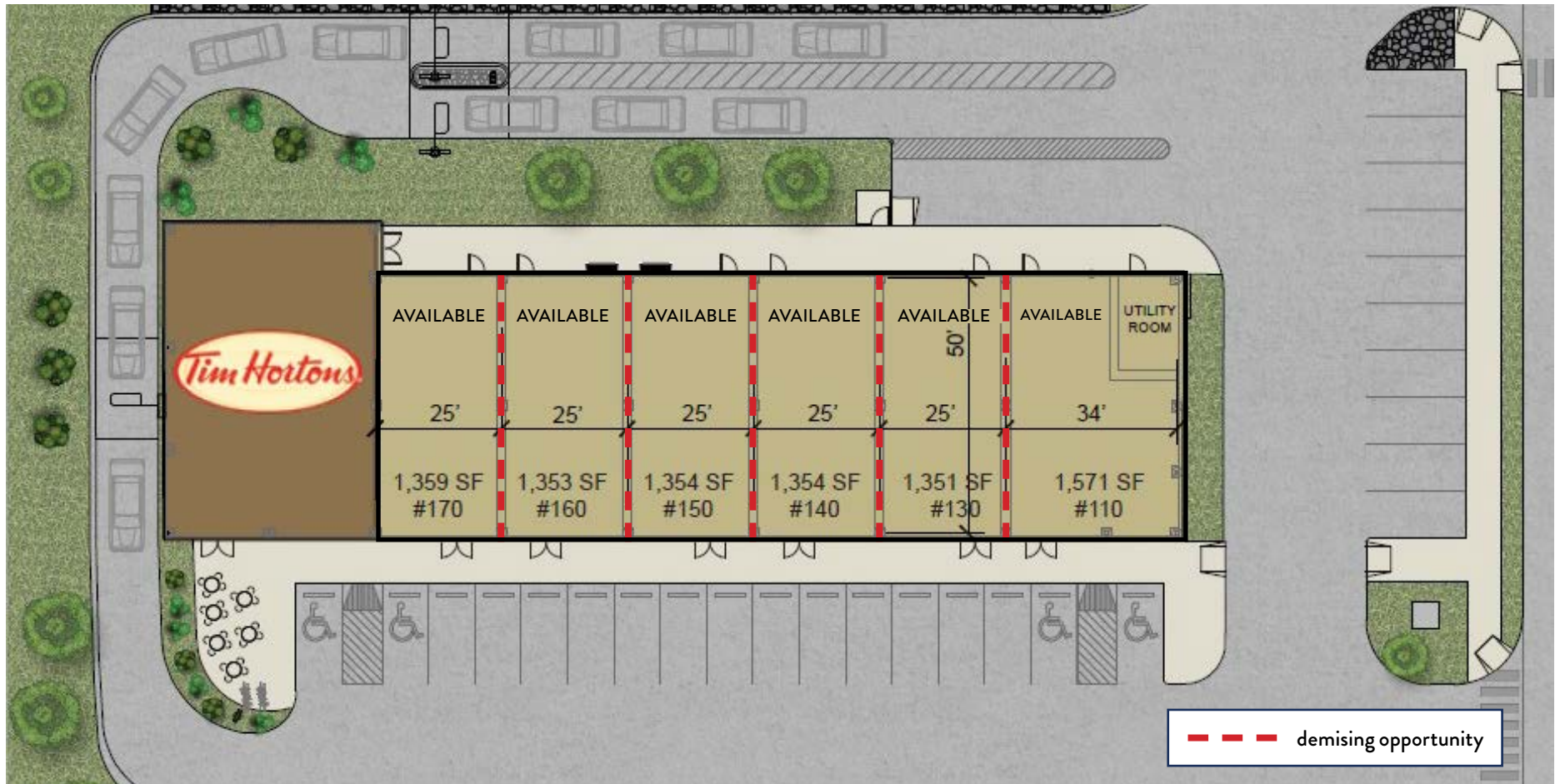
Value Village
Good deeds. Great deals.

Schneider
Electric

SITE PLAN



BUILDING B



SPECIFICATIONS FOR EACH UNIT

CEILING HEIGHT

13'7"

HVAC

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

WATER

1" line

GAS

2" line

POWER

200A, 120/208V

SEWER

6" line

GARBAGE

North end; rear of building

CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
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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.

