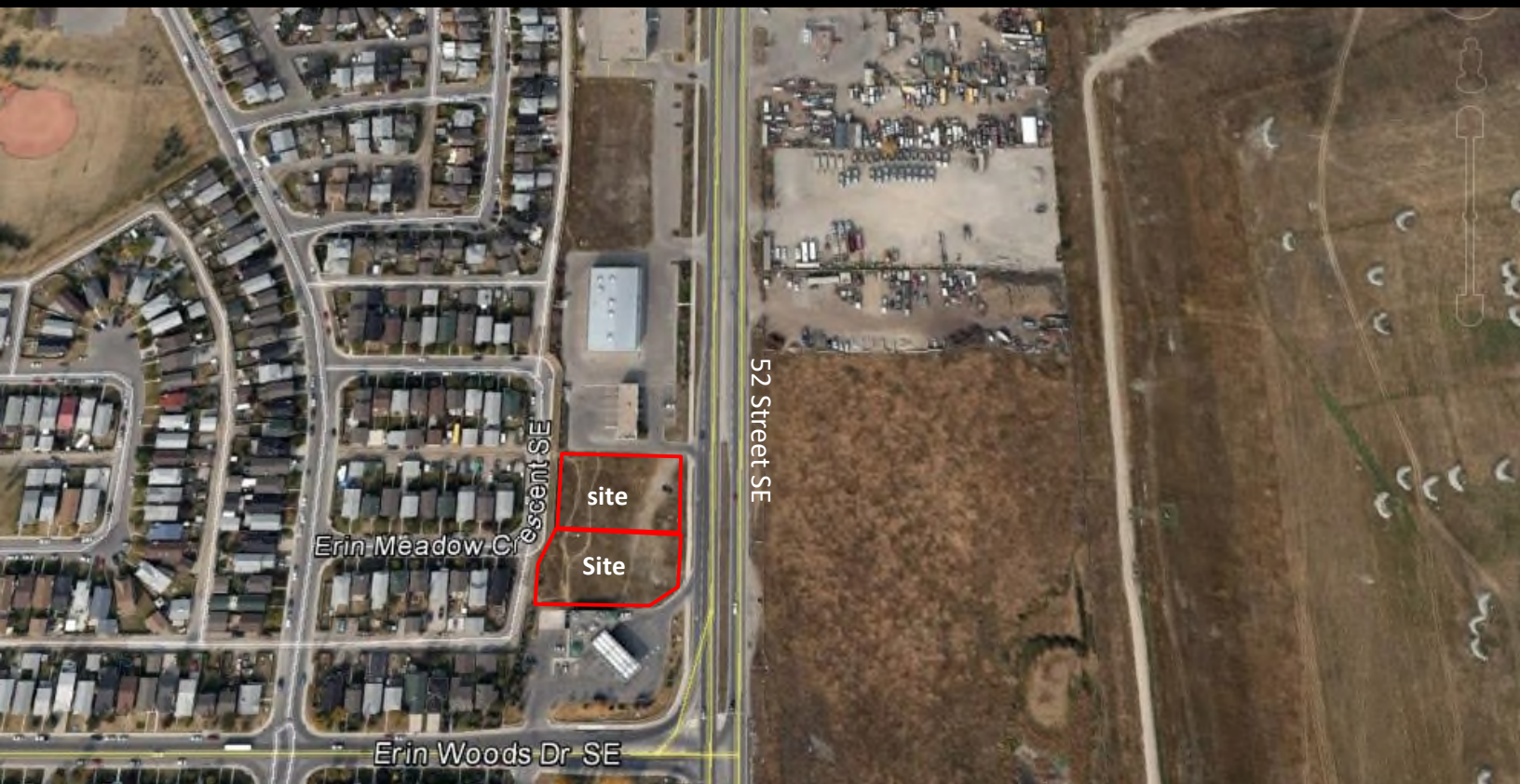


LEASE

SE Calgary - Option

High Traffic
Exposure



SE Calgary - Option

3508 – 52nd Street SE.

- 1.74 acres compacted
- 52nd Street Exposure with 52nd recently widened
- Good access to Peigan Trail, 17 Avenue and 52nd Street
- Sites ideal for quasi retail uses (non-food related)
- DC 16Z99 Zoning (follows C-2 Guidelines)

For more information contact:

Steve Toye

Associate

403-861-4668

stoye@romanre.com



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Real Estate Services

LEASE

SE Calgary - Option

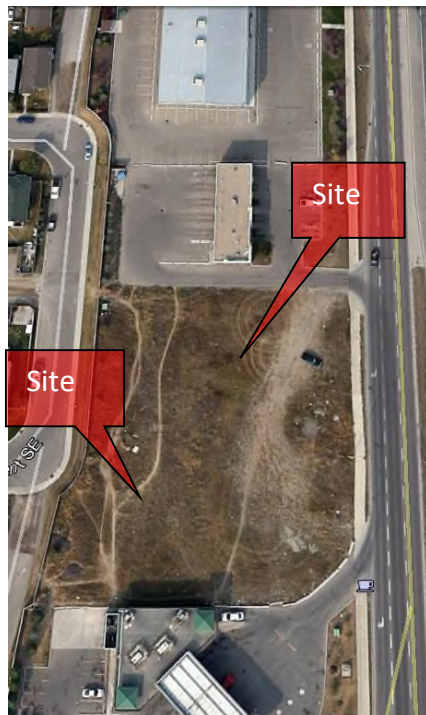
High Traffic
Exposure

Site1

Address:	3508 – 52 nd Street SE
Legal Address:	7410089;3;2
Site Size:	1.74 Acres
Taxes 2024:	\$30,349.23

Financial

Rent:	\$2.50 per square foot
	\$15,800.00 per month
Term	1 – 5 years
Plus Property Tax	\$30,349.23



Access is provided thru the Gas Plus station next door.



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice. Prices exclude GST.