

FOR LEASE

LAST UNIT
REMAINING

FOR LEASE

Heritage Drive &
Fairmount Drive SE

1,148±
SQUARE FEET

Lauren Giang
CRE ASSOCIATE
lauren.giang@century21.ca
403.667.6553

CENTURY 21.
Bravo Realty
3009 - 23rd St NE
Calgary, AB T2E 7A4
Office: 403.250.2882

STITCH 4 YOU
TAILORING

CANDY
MULTIVERSE

FLOWERS

347 Heritage Drive SE, Calgary, AB



LAUREN GIANG
REAL ESTATE ASSOCIATE
403.667.6553
LAUREN.GIANG@CENTURY21.CA

FEATURES

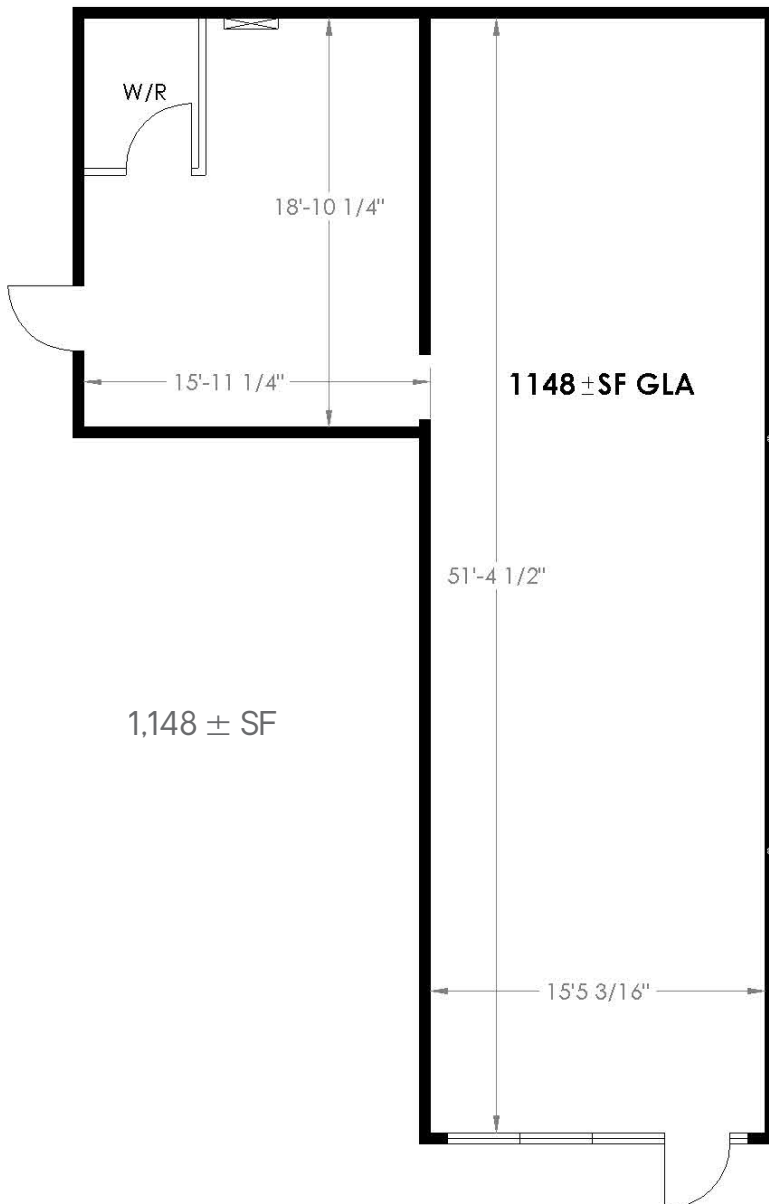
| | |
|----------------------|-------------------------|
| Available | Immediately |
| Unit 347 | 1,148sf ± |
| Base Rent | Market |
| Operating Costs | \$15.64 |
| Term | Negotiable |
| Zoning | DC 113Z96 |
| Estimated Year Built | 1964 |
| Signage | Facade + Pylon |
| Level | Main Floor |
| 347 Frontage | Approx. 16' |
| Bay Depth | 52' |
| Clear (Gypsum) | 8' - 4" |
| Parking | 270 ± shared |
| Fairmount Drive | 23,000 vehicles per day |
| Heritage Drive | 11,000 vehicles per day |
| Bus Routes | 129, 306, 880, 10 |
| Population 2km / 5km | 28,761 / 132,535 |

HIGHLIGHTS

Retail space available in Acadia Shopping Centre featuring unit with raised facade for large signage. Anchored by Shoppers Drug Mart, Subway, Polcan and Popeye's. The centre is located on the corner of Heritage Drive (23,000 vehicles per day) and Fairmount Drive (11,000 vehicles per day). Steps away from junior high and elementary schools, and less than 1km away from Lord Beaverbrook Highschool. Existing tenants have long history of success and well established within the community and surrounding areas.

CENTURY 21
Bravo Realty

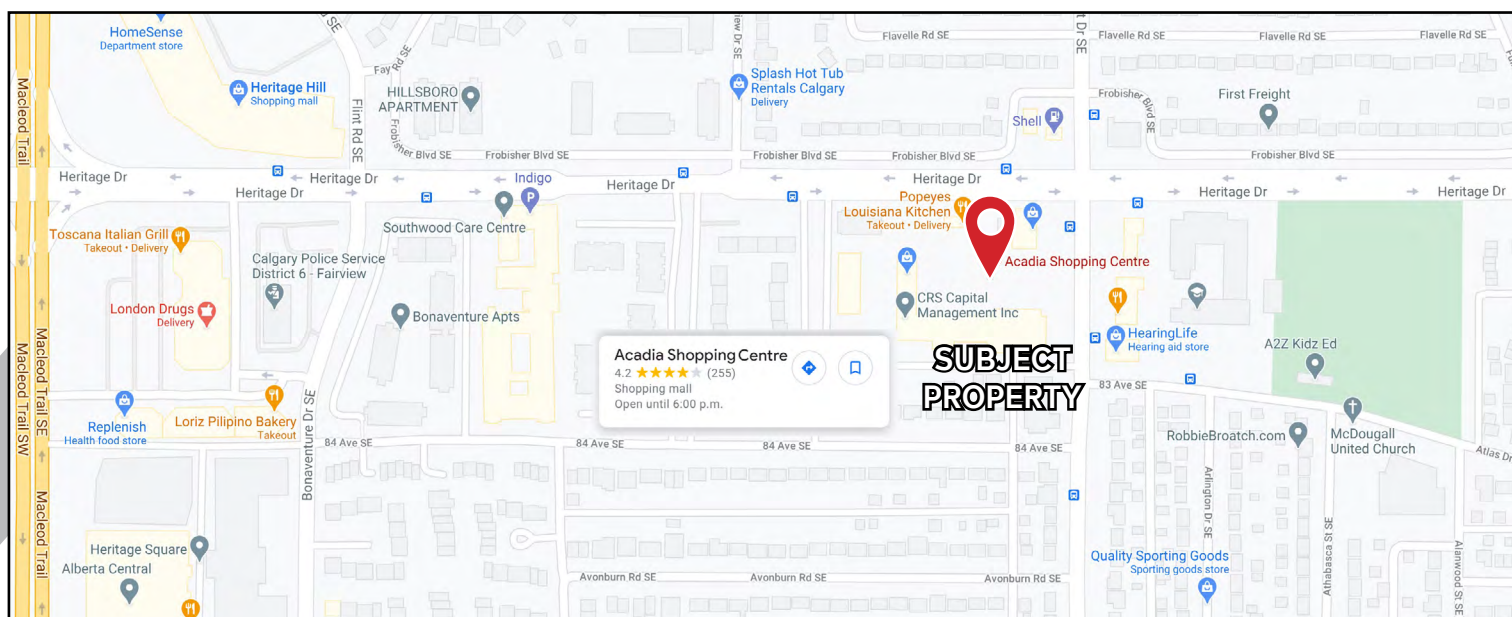
347 Heritage Drive SE, Calgary, AB



PRIME LOCATION

Target Uses:

- Veterinary Clinic
- Dermatology
- Optometry
- Supplements, health foods
- Smoothie bar
- Dessert cafe
- Asian eatery
- Tutoring centre
- Medical clinic
- Aesthetics, laser, spa
- General retail

[illegible]

CENTURY 21
Bravo Realty
3009 - 23rd St NE
Calgary, AB T2E 7A4
Office: 403.250.2882