

**FOR LEASE**

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**STREETS**  
MARLBOROUGH KITCHEN

**UNIT #20**  
**150 - 52 Street NE, Calgary AB**  
**Eastport Shopping Centre**

**Memorial Drive &  
52 Street NE**

**3,400±**  
**SQUARE FEET**

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**CENTURY 21.**  
Bravo Realty  
3009 - 23rd St NE  
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## Unit #20, 150 - 52nd Street NE, Calgary, AB | Eastport Shopping Centre Centre



### FEATURES

Unit #20	3,400sf ±
Available	Immediately
Starting Base Rent	Market
Est. Operating Costs	\$10.00/sf
Term	Negotiable
Est. Year Built	1998
Level	Main Floor
Signage	Facade
Parking	40 ± shared
Zoning	DC 12Z97 / C-CX
Memorial Drive	16,000 vehicles per day
52nd Street	28,000 vehicles per day
Bus Routes	23, 67, 127
Population 2km / 5km	49,399 / 160,695



### HIGHLIGHTS

3,400 square foot vacancy available at East Port Shopping Centre. Located on the convenient corner of Memorial Drive (16,000 vehicles per day) and 52 Street (28,000 vehicles per day). Surrounded by high density residential population and households with large families. Servicing well established and diverse neighbourhoods including Marlborough, Penbrooke Meadows and Forest Lawn. Very accessible plaza with plenty of parking. Shadow tenants include Shoppers Drug Mart, Burger King, Jiffy Lube and Little Caesars Pizza. Transit at the doorstep and highly walkable to residences.

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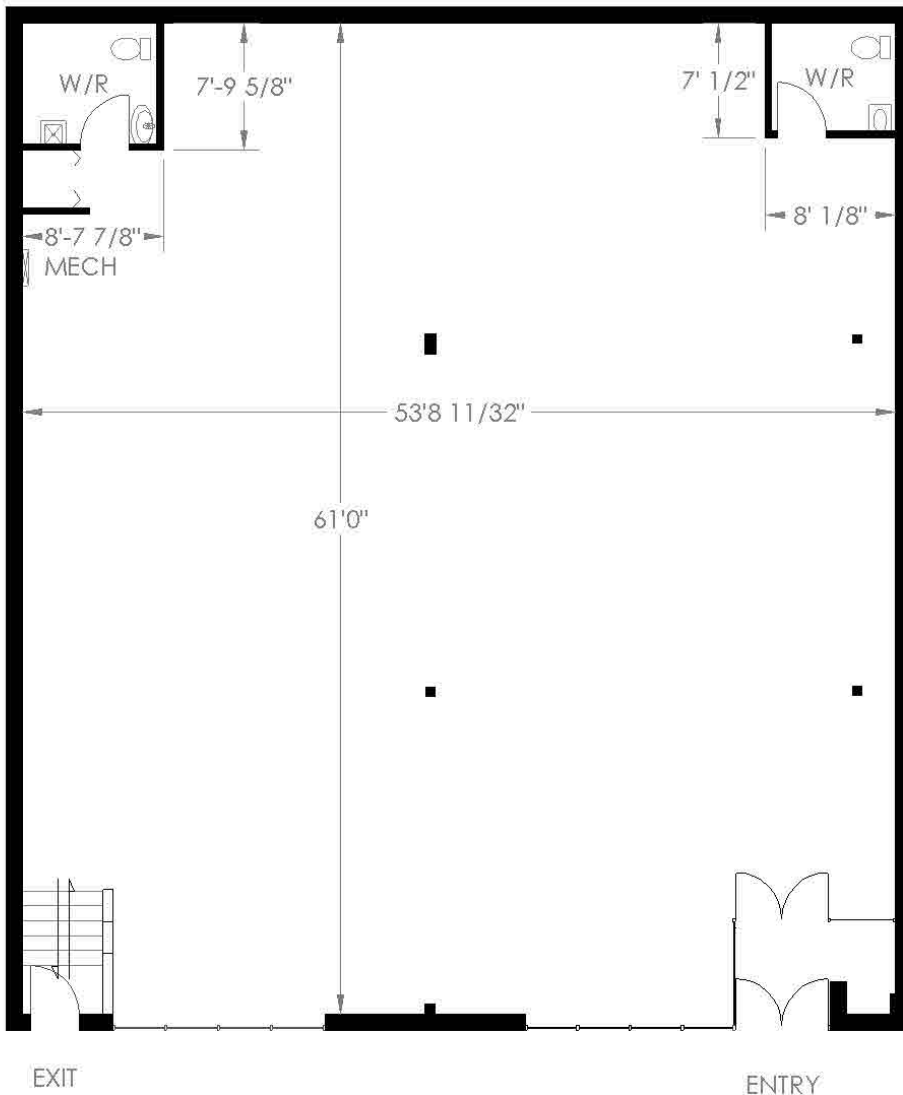
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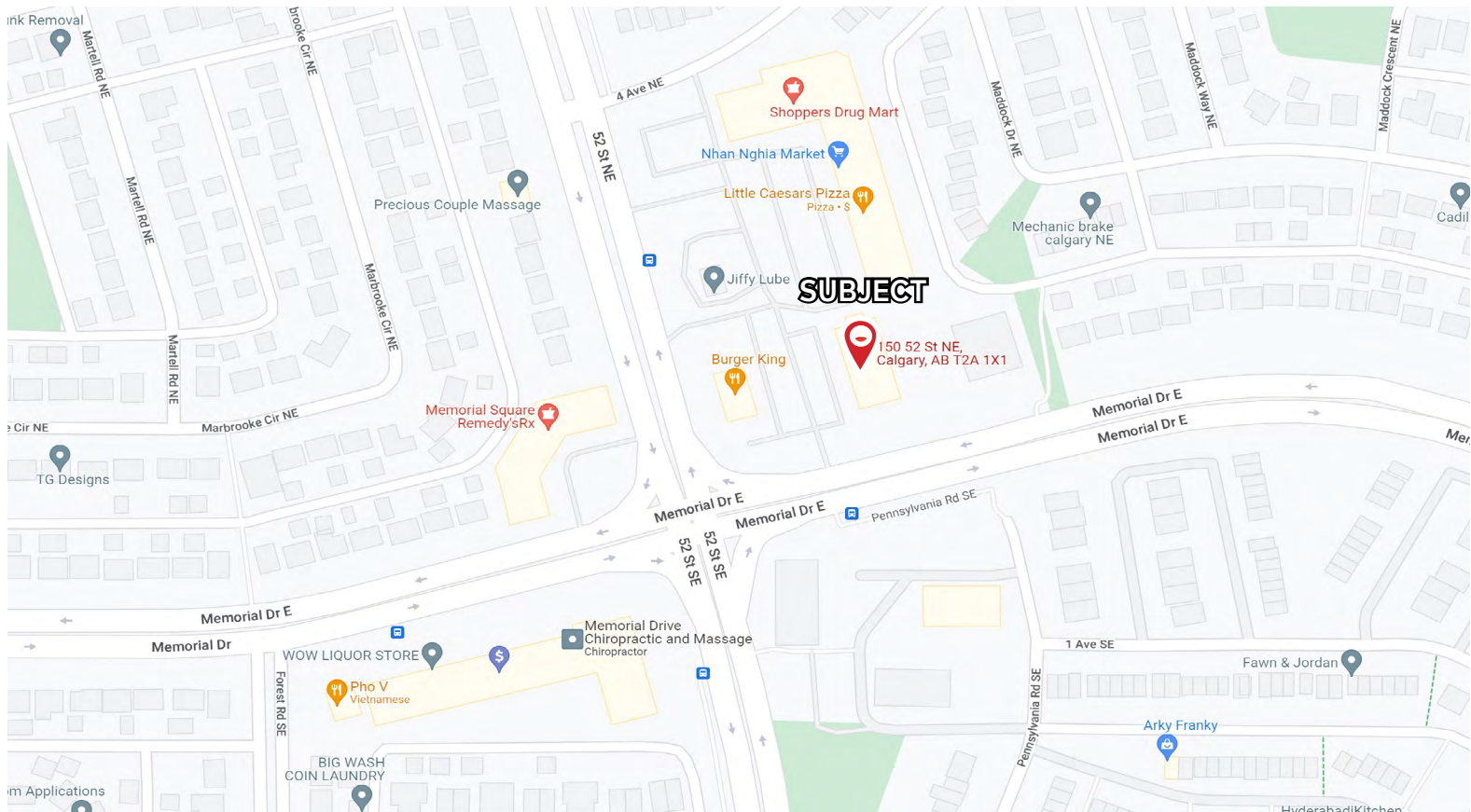
## PRIME LOCATION

### Suggested Uses:

- Financial Institution
- Animal Hospital
- Light Grocery
- Light Department Store
- Sporting Goods
- Thrift Store
- Office



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