

# 67 GLENBROOK PLACE SW

CALGARY, ALBERTA

FOR SALE



# The Offering

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Cushman & Wakefield ULC (C&W) is pleased to present for sale a high-profile, mixed-use property located at 67 Glenbrook Place SW (the “Property”). Positioned in the heart of Calgary’s sought-after Glenbrook neighbourhood, the Property offers an exceptional opportunity for either an investor or an owner/user. This two-story, 43,856 square foot building stands as a testament to enduring quality and design. The Property is currently 62% leased to a mix of retail tenants who occupy the main and lower levels.

The Property presents a unique opportunity to establish or expand your business in a thriving community. Whether you’re looking to occupy a versatile office space or invest in a location with strong growth potential, 67 Glenbrook Place SW stands out as a premier choice in Calgary’s commercial real estate market.





# 67 Glenbrook Place SW

## Property Overview

Municipal Address:	67 Glenbrook Place SW
Legal Description:	Plan 8110923; Block K; Lot 2
Site Size:	1.46 acres
Zoning:	C-COR3 (Commercial - Corridor 3)
Year Built:	1982
Renovated:	2024
Rentable Area:	Lower Level: 14,217 sf Main Floor: 13,236 sf Second Floor: 16,401 sf Total Area: 43,854 sf
Parking:	88 surface stalls
Property Tax:	\$137,891.09 (est.)
Estimated NOI:	\$385,000
Asking Price:	\$11,000,000

## Highlights

**Exposure:** The Property is adjacent to Sarcee Trail, providing immediate exposure to 62,000 vehicles per day.

**Revenue Growth:** The vacant 16,402 square foot second floor, which is currently in base building condition, offers opportunities either for an investor or owner/user.

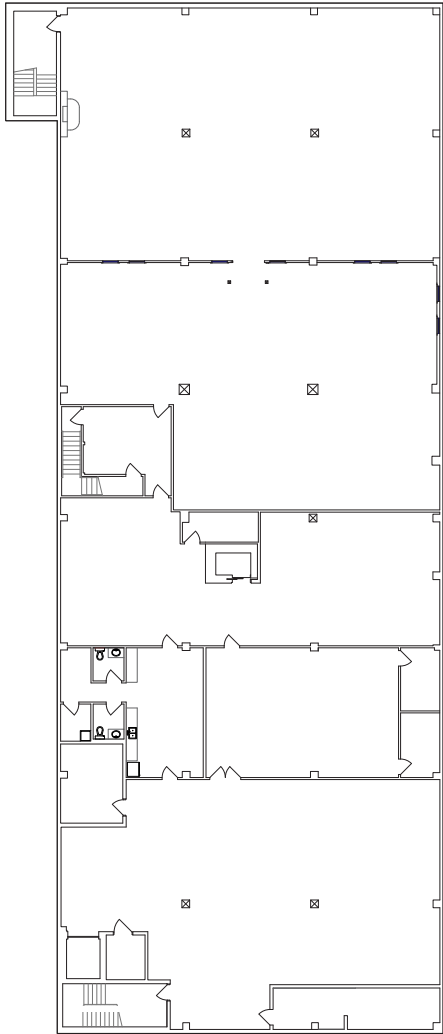
**Recent Upgrades:** The vendor has recently completed a new main floor lobby, servicing the second floor of the building, which included the installation of a new passenger elevator. In addition, the base building HVAC supply was substantially upgraded to accommodate a medical use on the second floor.

**Amenities:** Proximity to Richmond Square and Signal Hill/Westhills shopping centres provides an abundance of dining, retail, and service options, enhancing the employee experience.

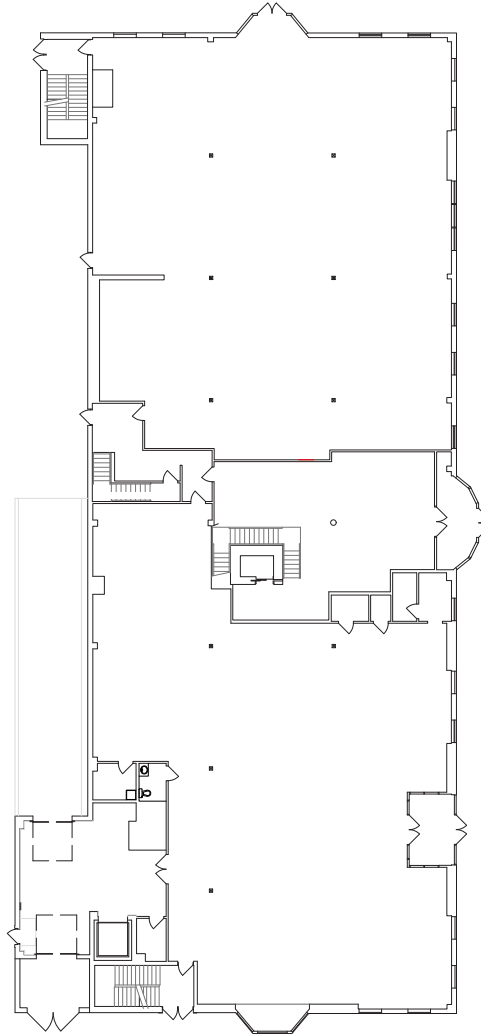


# Floor Plans

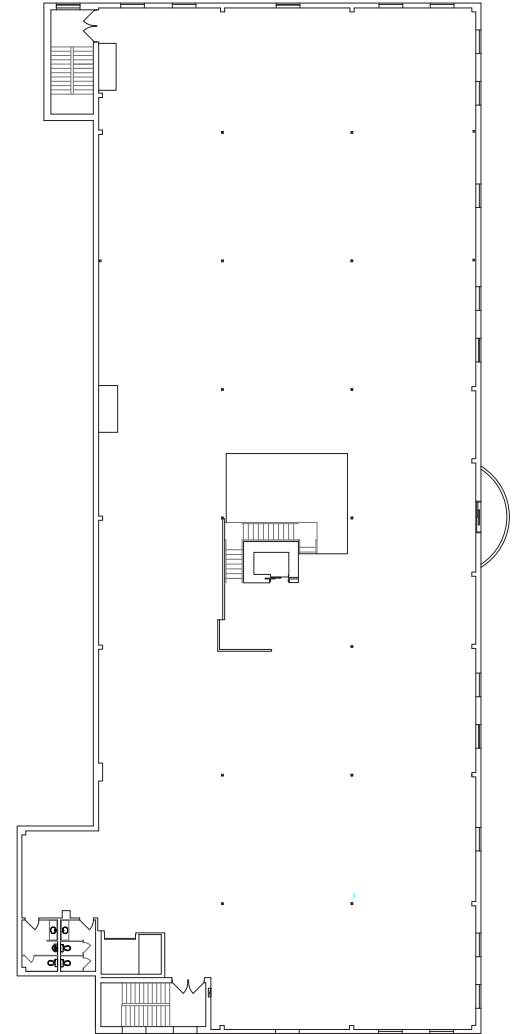
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Lower Level: 14,217 sf



Main Floor: 13,236 sf



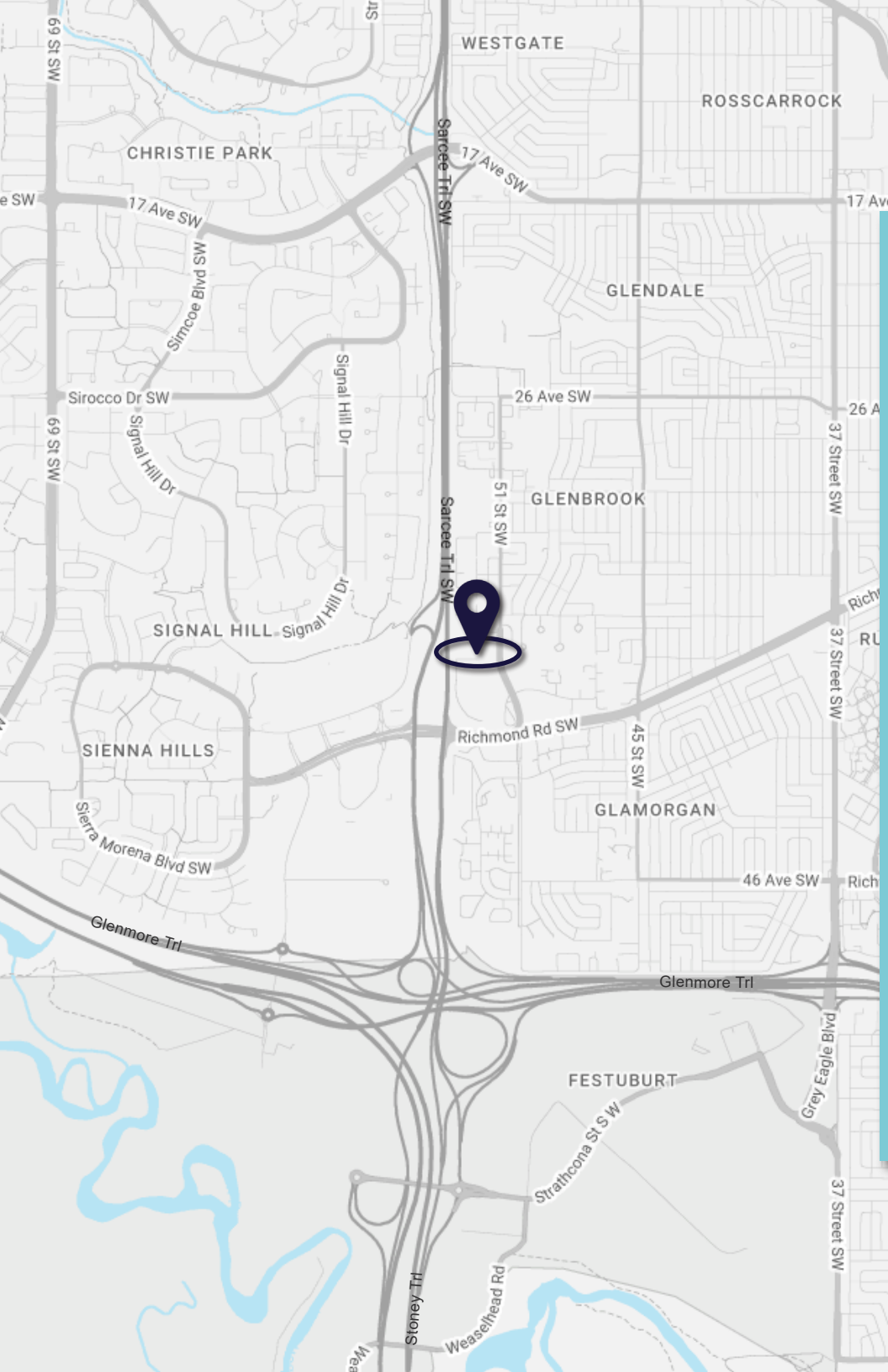
Second Floor: 16,401 sf



# Photos

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# Area Overview

**59,910** TOTAL POPULATION  
WITHIN 3 KM

**48,394** DAYTIME POPULATION  
WITHIN 3 KM

**24,702** TOTAL HOUSEHOLDS  
WITHIN 3 KM

**\$136,089** AVG HOUSEHOLD INCOME  
WITHIN 3 KM

**41.6** AVG AGE  
WITHIN 3 KM

**10** MINUTES TO  
TRANS-CANADA HIGHWAY

**15** MINUTES TO  
DOWNTOWN CALGARY

**30** MINUTES TO  
CALGARY INTERNATIONAL AIRPORT



# Nearby Amenities







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