

SHAGANAPPI VILLAGE SHOPPING CENTRE

4625 VARSITY DRIVE NW, CALGARY, AB



PROPERTY OVERVIEW

RETAIL

UNIT 142: 1,939 SF

SECOND FLOOR OFFICE

UNIT 222: 6,084 SF

AVAILABLE SPACE

MARKET LEASE RATES

LEASE RATES

\$16.41 PSF

OPERATING COSTS

IMMEDIATELY

AVAILABILITY

AMPLE SURFACE

PARKING

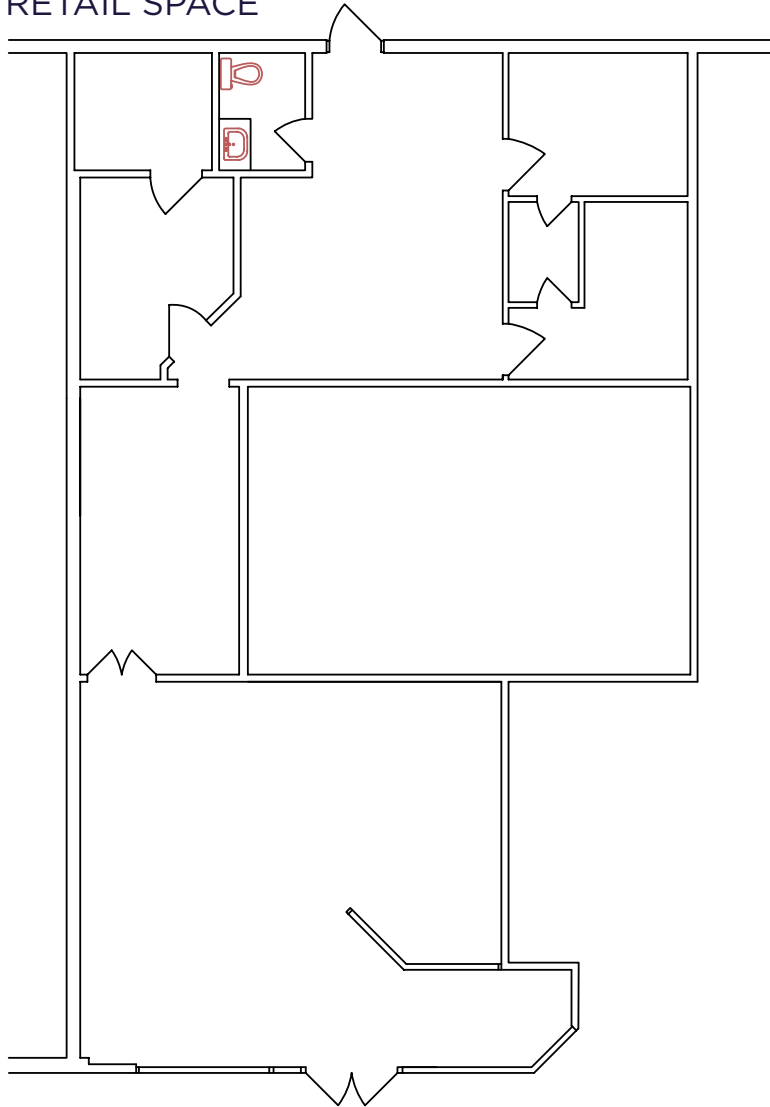


PROPERTY HIGHLIGHTS

- Proximate to Market Mall, the University of Calgary, and Northland Shopping Centre
- Shopping centre is home to tenants such as Plato's Closet and Paramount 24 Hour Animal Hospital
- Other established tenants include Kicks Sports, FYI Doctors, Varsity Wine Merchant, Desjardins Insurance, and Focus Dental
- Bus line access, dedicated turn lane, pylon signage, prominent storefront signage, and a signalized intersection

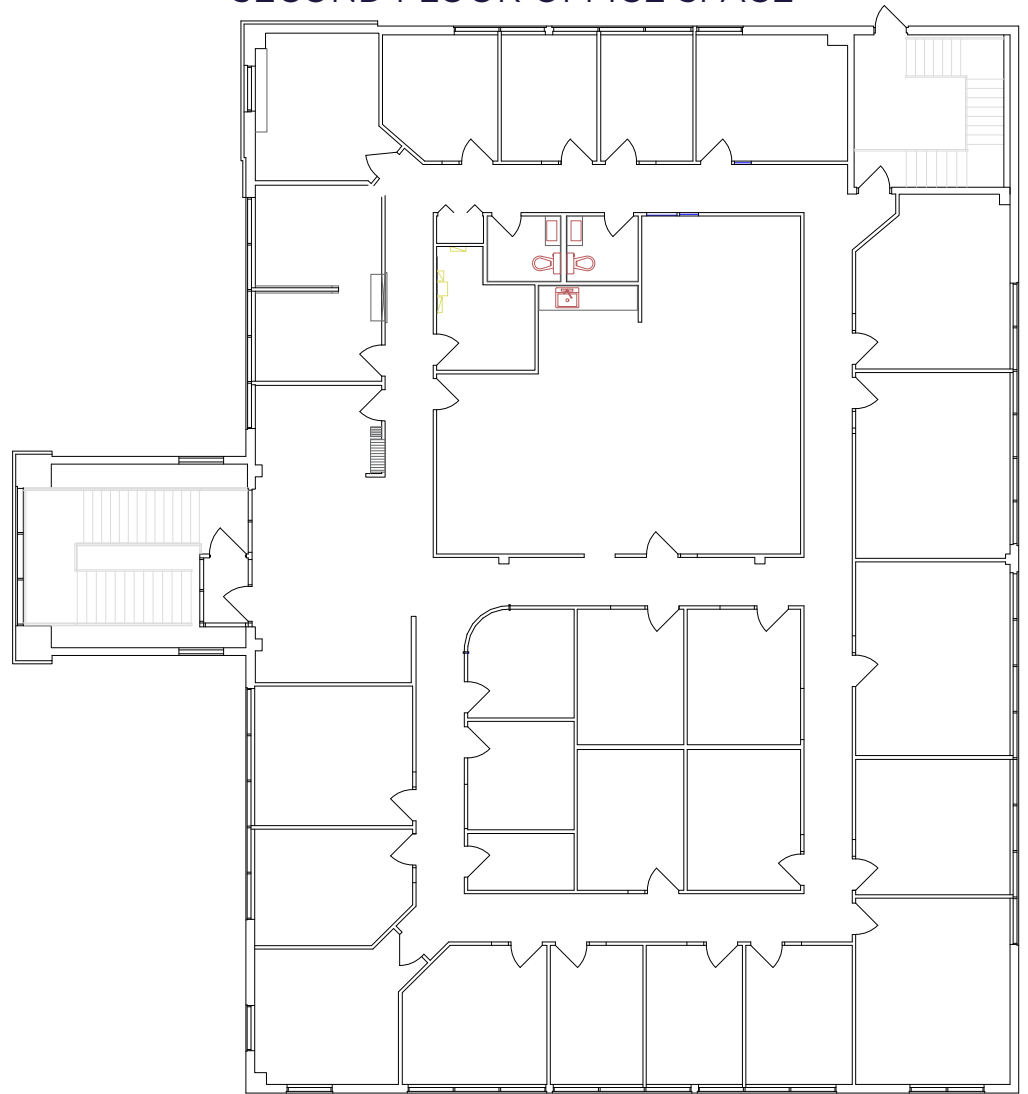
FLOOR PLANS

RETAIL SPACE



UNIT 142: 1,939 SF

SECOND FLOOR OFFICE SPACE



UNIT 222: 6,084 SF

A collage of logos for various Canadian retailers and brands, arranged in two rows. The top row includes Walmart, Starbucks, CIBC, COBS BREAD, Tim Hortons, and TD. The bottom row includes GoodLife FITNESS, DOLLARAMA, CANADIAN TIRE, CHIPOTLE, BEST BUY, and FIREHOUSE SUBS.



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