

SHAGANAPPI VILLAGE SHOPPING CENTRE

4625 VARSITY DRIVE NW, CALGARY, AB



PROPERTY OVERVIEW

RETAIL

UNIT 142: 1,939 SF

UNIT 207: 1,172 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

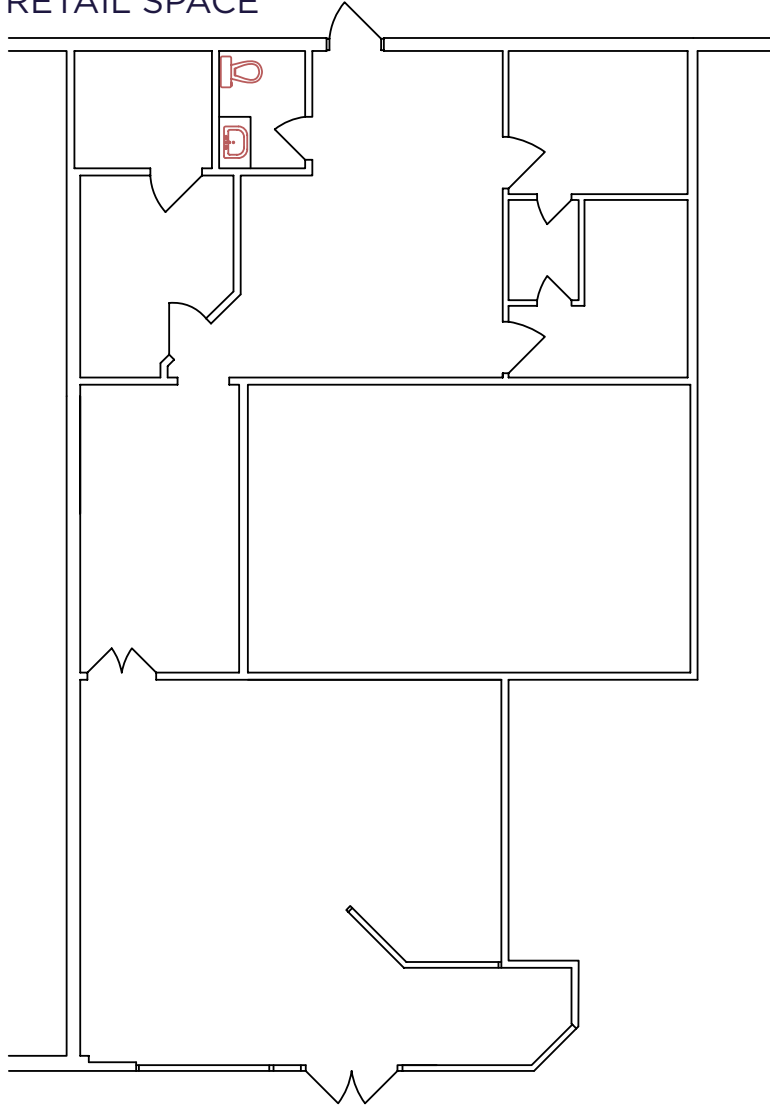


PROPERTY HIGHLIGHTS

- 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

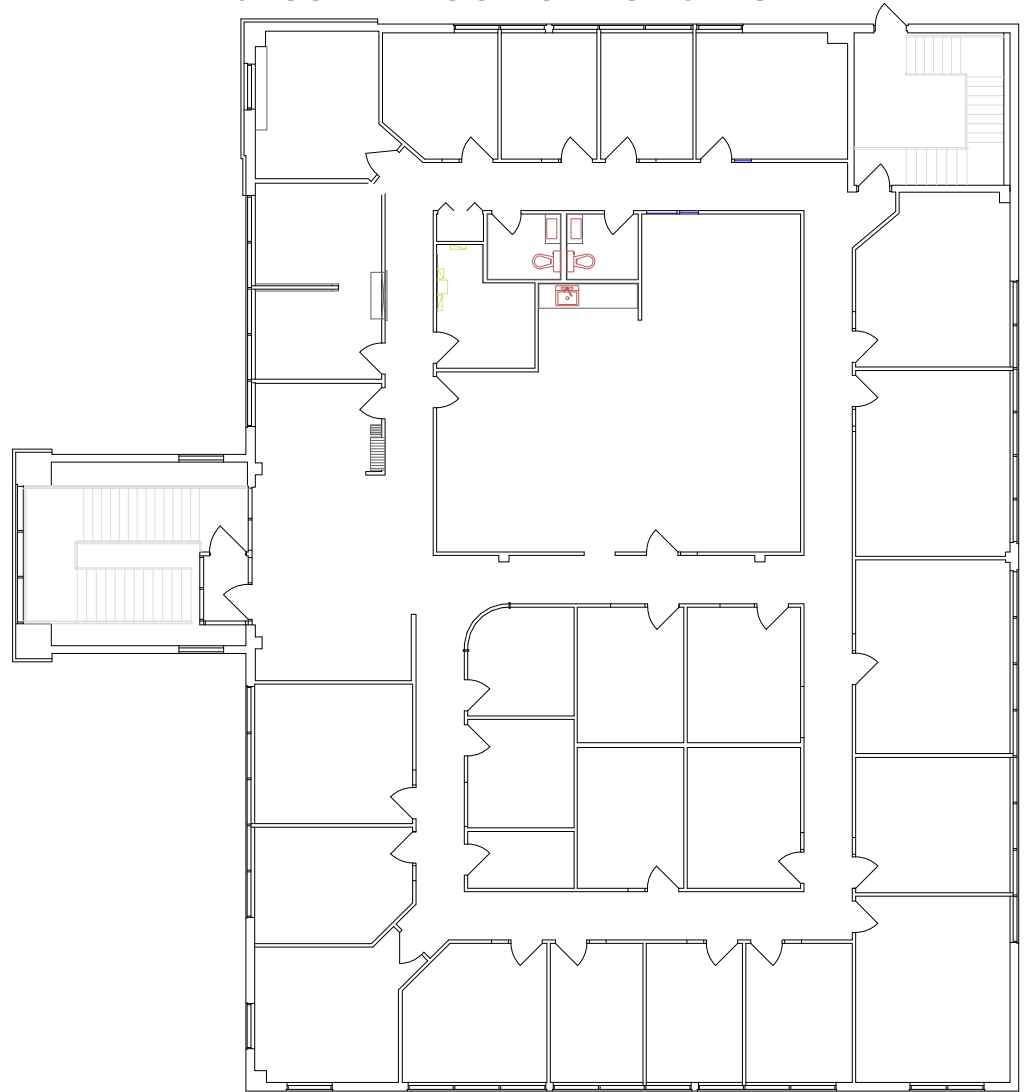
FLOOR PLANS

RETAIL SPACE



UNIT 142: 1,939 SF

SECOND FLOOR OFFICE SPACE



UNIT 222: 6,084 SF

A collage of logos for various Canadian companies, including Walmart, Starbucks, CIBC, COBS BREAD, Tim Hortons, TD, GoodLife FITNESS, DOLLARAMA, CANADIAN TIRE, CHIPOTLE MEXICAN GRILL, BEST BUY, and FIREHOUSE SUBS.



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