

RETAIL SPACE FOR LEASE

# LINCOLN PARK CENTRE

14 RICHARD WAY SW, CALGARY, AB





## PROPERTY HIGHLIGHTS

- Located in a high-traffic area, offering excellent visibility and exposure
- Proximal to Glenmore Trail and Crowchild Trail
- Surrounded by a range of amenities including Mount Royal University, office campuses, ATCO, restaurants, cafes, retail outlets, and other essential services
- Easily accessible location with ample parking
- Rear parking available ideal for staff/customers

**UNIT 22: 999 SF**

SPACE AVAILABLE

**\$25.98**

OP COSTS

**IMMEDIATELY**

AVAILABILITY

**MARKET**

LEASE RATES

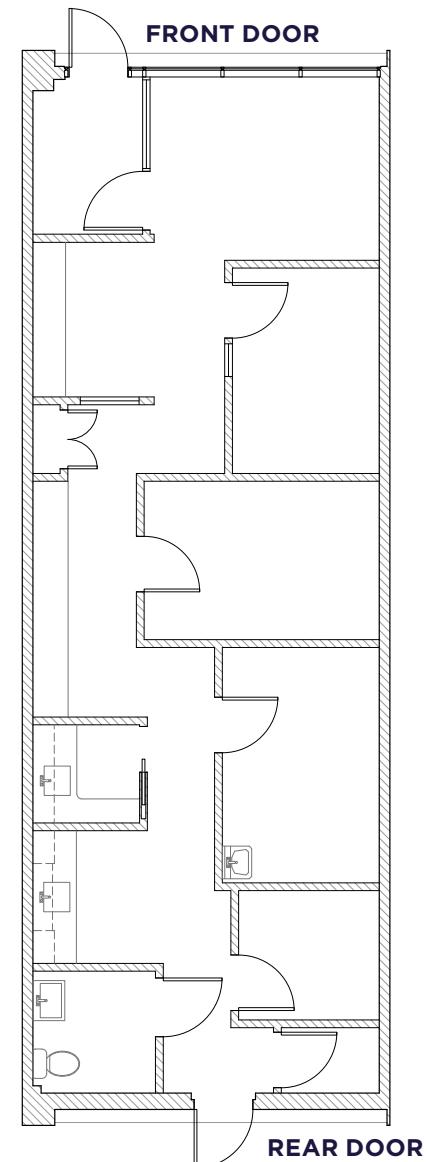
**5-10 YEARS**

TERM

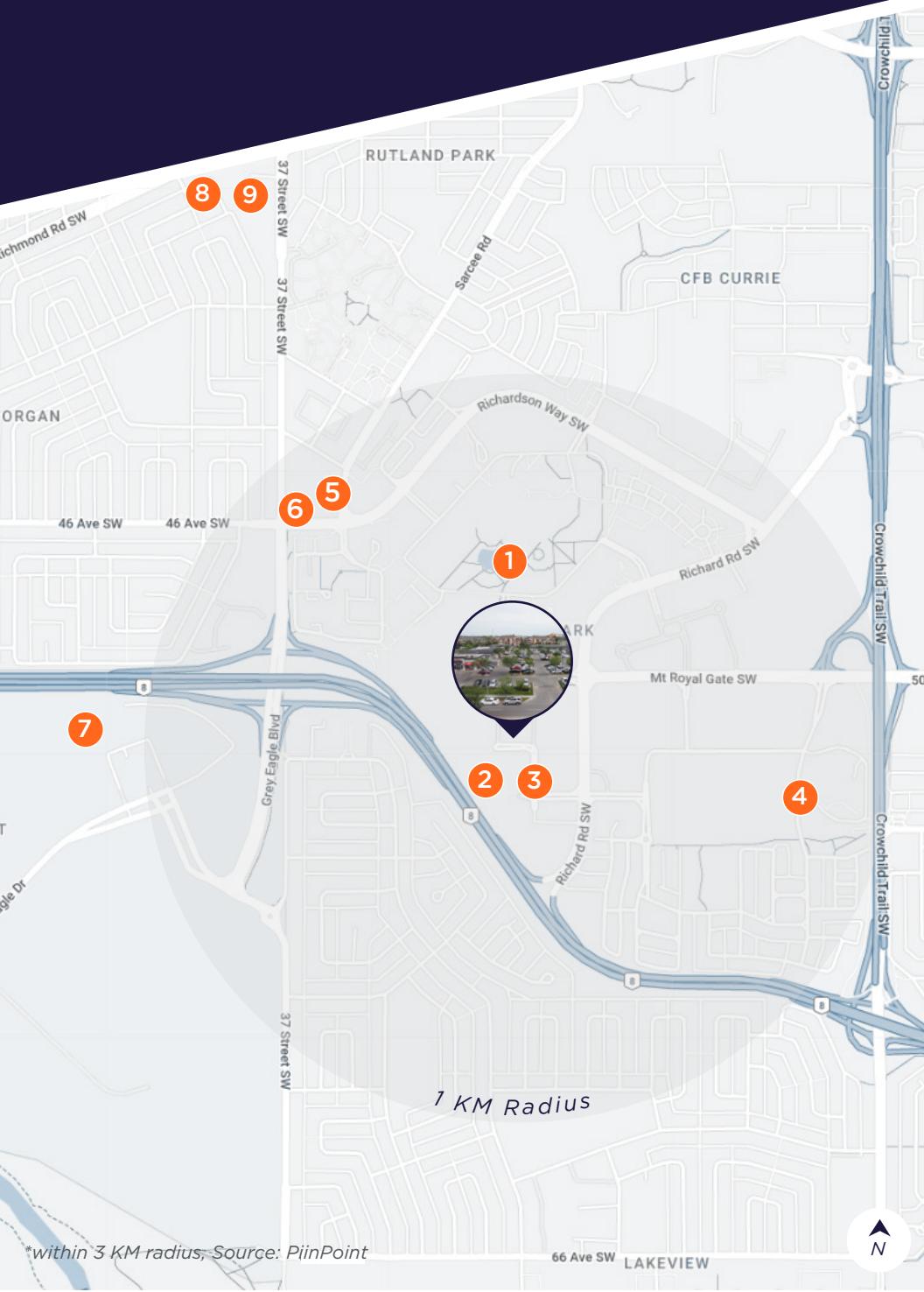
**NEGOTIABLE**

PYLON SIGNAGE

# SITE & FLOOR PLAN



**UNIT 22: 999 SF**



## ABOUT THE AREA

### NEARBY AMENITIES

1. Mount Royal University
2. Valentine Volvo Dealership
3. Calgary Drug Mart
4. ATCO
5. Dollarama
6. Scotiabank
7. Grey Eagle Resort and Casino
8. Safeway
9. Glamorgan Bakery

### DEMOGRAPHICS \*

Total Population: **49,396**  
 Daytime Population: **42,432**  
 Avg. Household Income: **\$164,635**  
 Total Households: **21,218**  
 Avg. Age: **39.9**



# PHOTOS





## FOR MORE INFORMATION, CONTACT:

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