



## Deerfoot Meadows | Corner of Heritage Drive & 11 Street SE

1221 73 Avenue SE | Calgary, AB

### PROPERTY HIGHLIGHTS

- Condominiumization pending to include 3 condo units.
- 3 additional sources of revenue from the **Digital advertising, Storage and Parking.**
- Situated as part of the thriving Deerfoot Meadows - one of Canada's largest open-air, urban shopping centers, this retail property boasts a strategic location with high visibility and easy accessibility.
- Excellent exposure on the corner of Heritage Drive SE & 11 Street SE.
- This retail building benefits from its proximity to major transportation routes, including easy access to Deerfoot Trail.
- The surrounding area is home to a mix of retail outlets, restaurants, and entertainment options, making it a destination for shoppers and diners alike.
- Top floor condo is pre-sold, 2 units fully leased.
- Built in 1991.
- Great parking with over 40 parking stalls

### PROPERTY DETAILS

Gross Building Area	12,620 SF
Net Leasable Area	12,272 SF
Main Floor	4,804 SF
Mattress Mattress	1,668 SF
Main Floor Leased	5,800 SF
2nd Floor Leased	1.15 Acres
Lot Size	C-COR 3 f1.0h12
Zoning	\$10.00 PSF
Operating Cost	TBD
Condo Fees	98,895.10/ year (2023)
Property Tax	40 stalls
Parking	2 Drive In & 2 Docks
Loading	9111060; 2; 13
Legal Description	\$6,500,000
Sale Price	



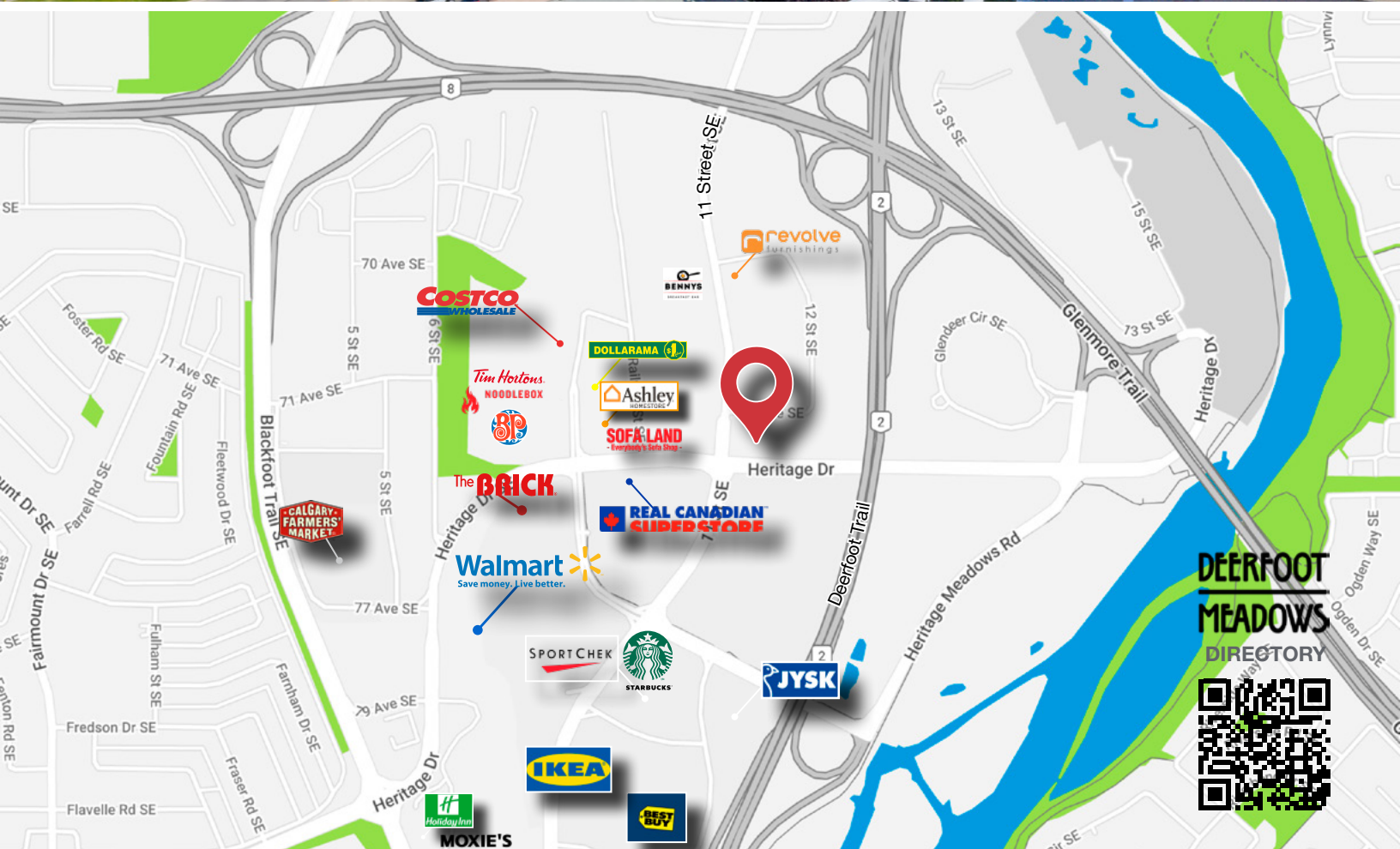
# INVESTMENT OPPORTUNITY

Retail Building - Excellent Exposure

12,620 SF on 1.15 Acres

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✉ **Blair Best** Associate, Capital Markets  
bbest@naiadvent.com  
(403) 669-3969

✉ **Brian West** Advisor, Senior Associate  
bwest@naiadvent.com  
(403) 630-7881