

1351 & 1353 32 Ave NE

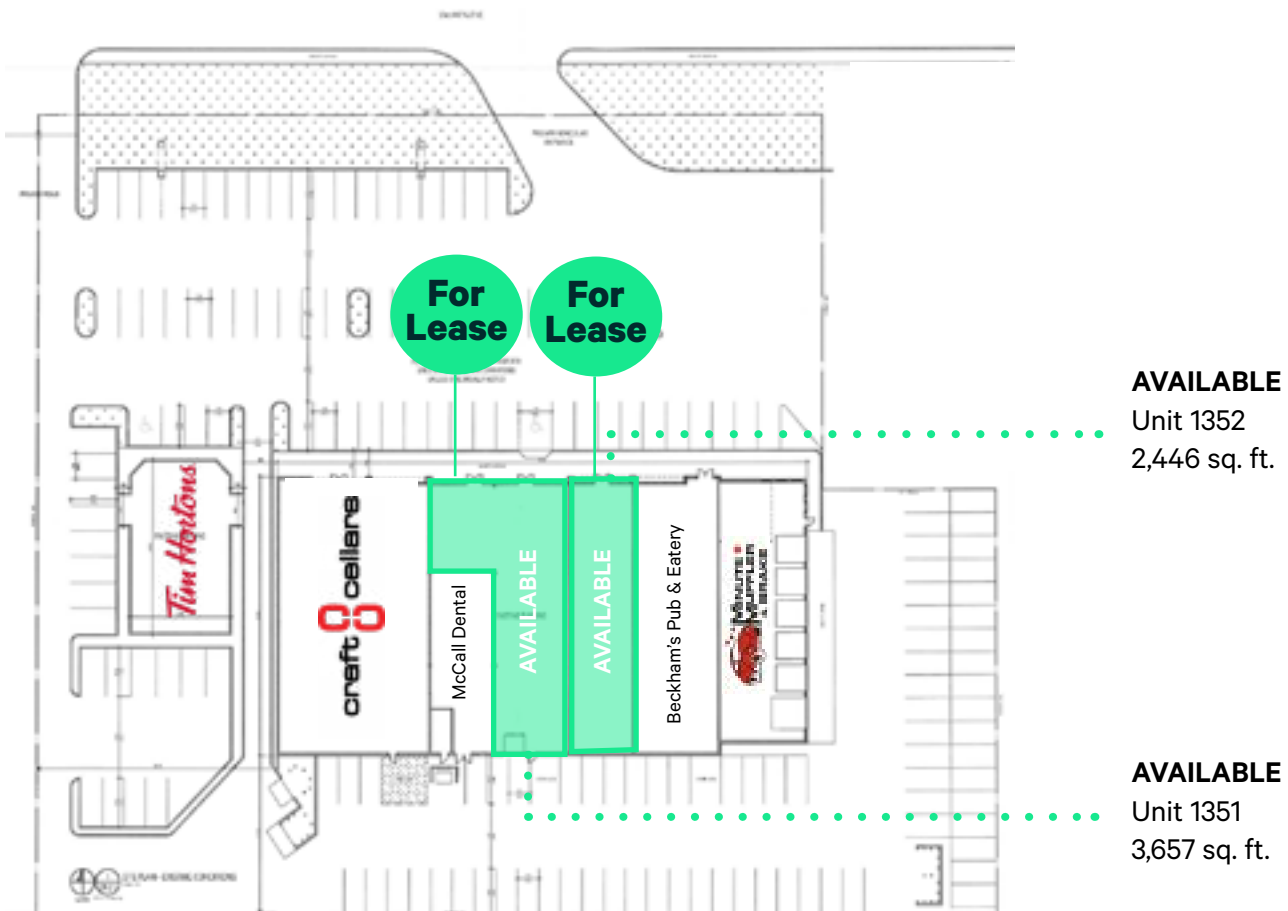
Calgary AB



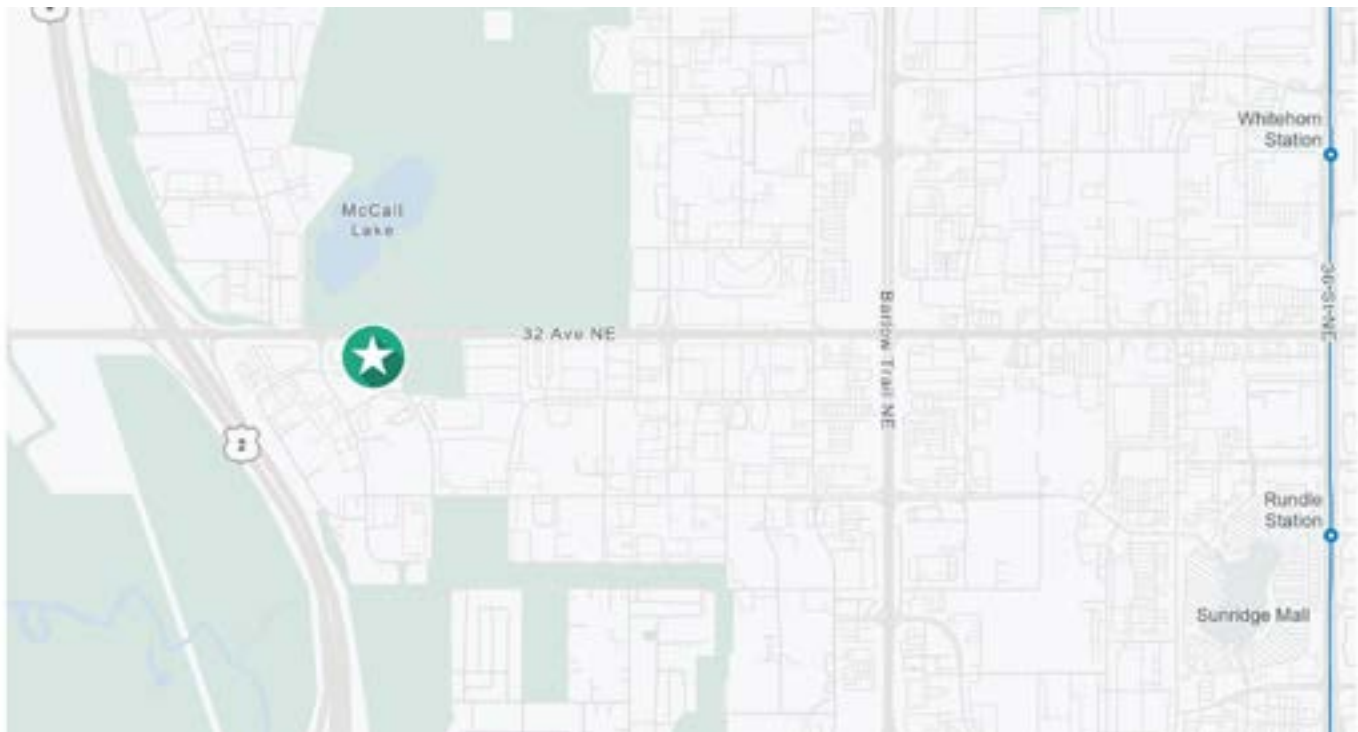
Property Details

- Prime Location: Situated along the bustling 32nd Avenue NE, just east of 12th Street, ensuring high visibility and accessibility.
- Diverse Tenant Mix: Site is anchored by Craft Cellars, Beckham's Pub, McCall Dental, and Minute Muffler, attracting a steady flow of customers.
- Ample Parking: Features abundant surface parking, enhancing convenience for shoppers and staff.
- Pylon Signage: Offers prominent pylon signage opportunities to maximize brand exposure.

Details	
Size:	# 1351 - 3,657 sq. ft. # 1353 - 2,446 sq. ft.
Op Costs (2025 est.):	Additional Rent : \$13.97 per sq. ft. Management Fee: - 15%
Zoning:	Commerical - Corridor 3
Available:	Immediate
Parking:	Surface Parking Available



Demographics & Site Map



Area Demographics



Population of 150,648
Daytime Population of 277,290



37,000 vehicles per day
on 32 Ave NE
182,000 vehicles per
day on Deerfoot Trail



Average household
income of \$128,156

FOR LEASE

1351 & 1353 32 Ave NE, Calgary, AB



Contact Us

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