

McKNIGHT VILLAGE SHOPPING CENTRE

5220 Falsbridge Gate NE
Calgary, Alberta



RETAIL SPACE FOR LEASE

1,290 Square Feet – Unit #5408 Falsbridge Drive NE
Electrical Service is 120/208 Volt 3 Phase 4 Wire 200 Amp

ZONING

C-C2 f1.0h10, Commercial - Community 2

Rental Rate:	Market Rate
Operating Costs:	\$8.60 p.s.f. (2018 Estimate) (excluding electricity and gas which is separately metered to Tenant)
Property Taxes:	\$5.00 p.s.f. (2018 Estimate)

TOTAL: **\$13.60 (2018 Estimate)**

LOCATION FEATURES

- Located between McKnight Boulevard NE and Falconridge Boulevard NE.
- Excellent exposure, with ample customer parking (approximately 500 stalls).
- Anchor tenants include Shoppers Drug Mart, Blaskin & Lane, Royal Bank of Canada, Swiss Chalet, Walk-In Medical Clinic, CIBC and Calgary Lab Services.
- This shopping centre boasts occupancy by over 50% National Tenants plus a variety of medical uses.
- Due to restrictive covenants, this location would be ideal for such businesses as nail salon, bakery, Mexican cuisine, fish & chips, insurance/travel/ registry office.



For more details please contact at (403) 293-6027 or via e mail at vw@viewwest.net

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View of space from Falconridge Drive NE



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Main Area



Kitchen Area

