McKNIGHT VILLAGE SHOPPING CENTRE

5220 Falsbridge Gate NE
Calgary, Alberta

RETAIL SPACE FOR LEASE

1,255 Square Feet – Unit #1097 at Falconridge Drive NE

ZONING

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

Rental Rate:	Market Rate
Operating Costs:	$8.64 p.s.f. *(2019 Estimate) (excluding electricity and gas which is separately metered to Tenant)*
Property Taxes:	$5.91 p.s.f. *(2019 Estimate)*
TOTAL:	**$14.55** *(2019 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, 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.

VIEWWEST MANAGEMENT INC.

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

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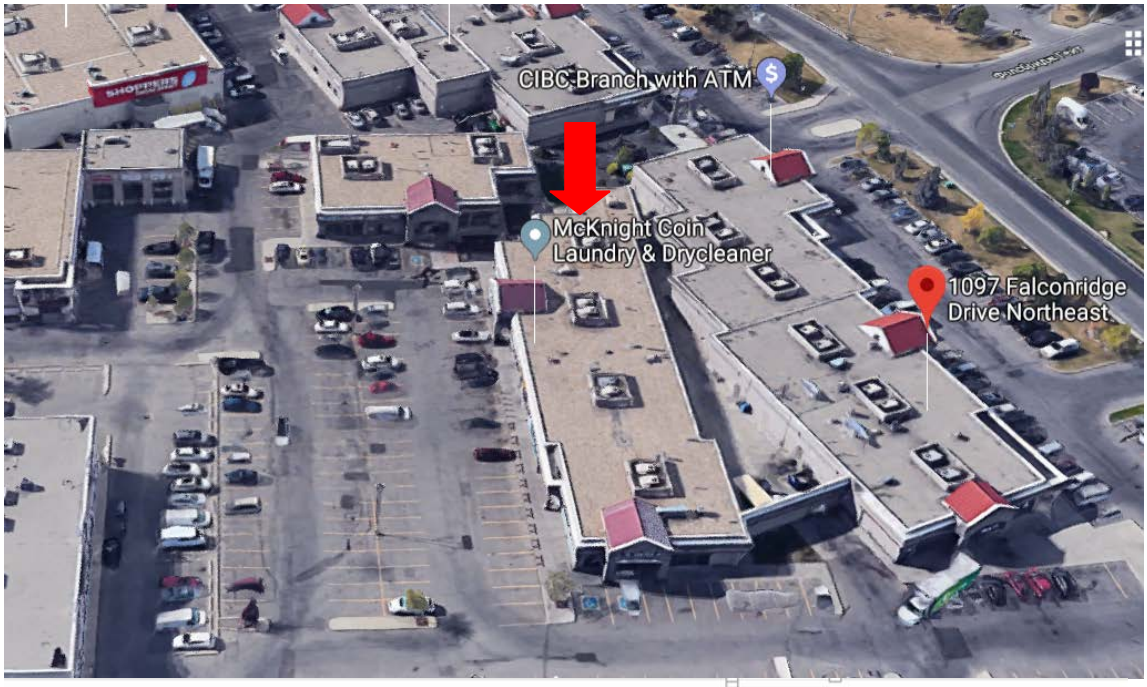

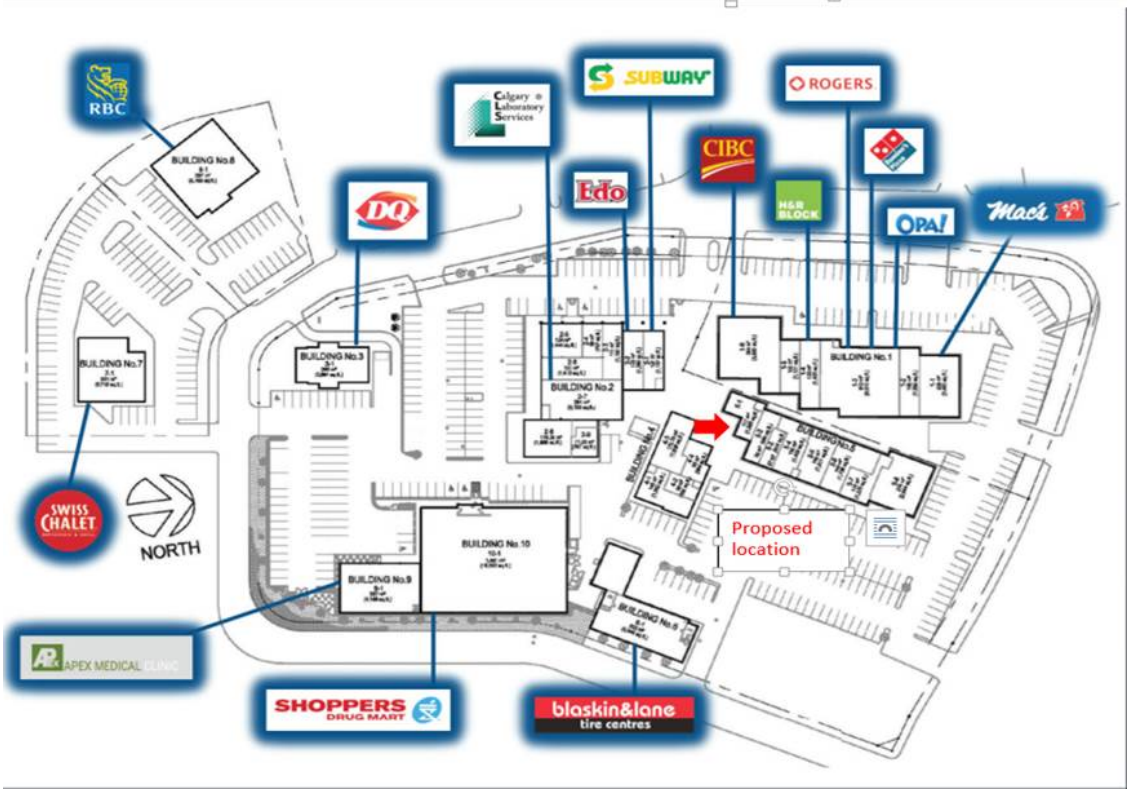

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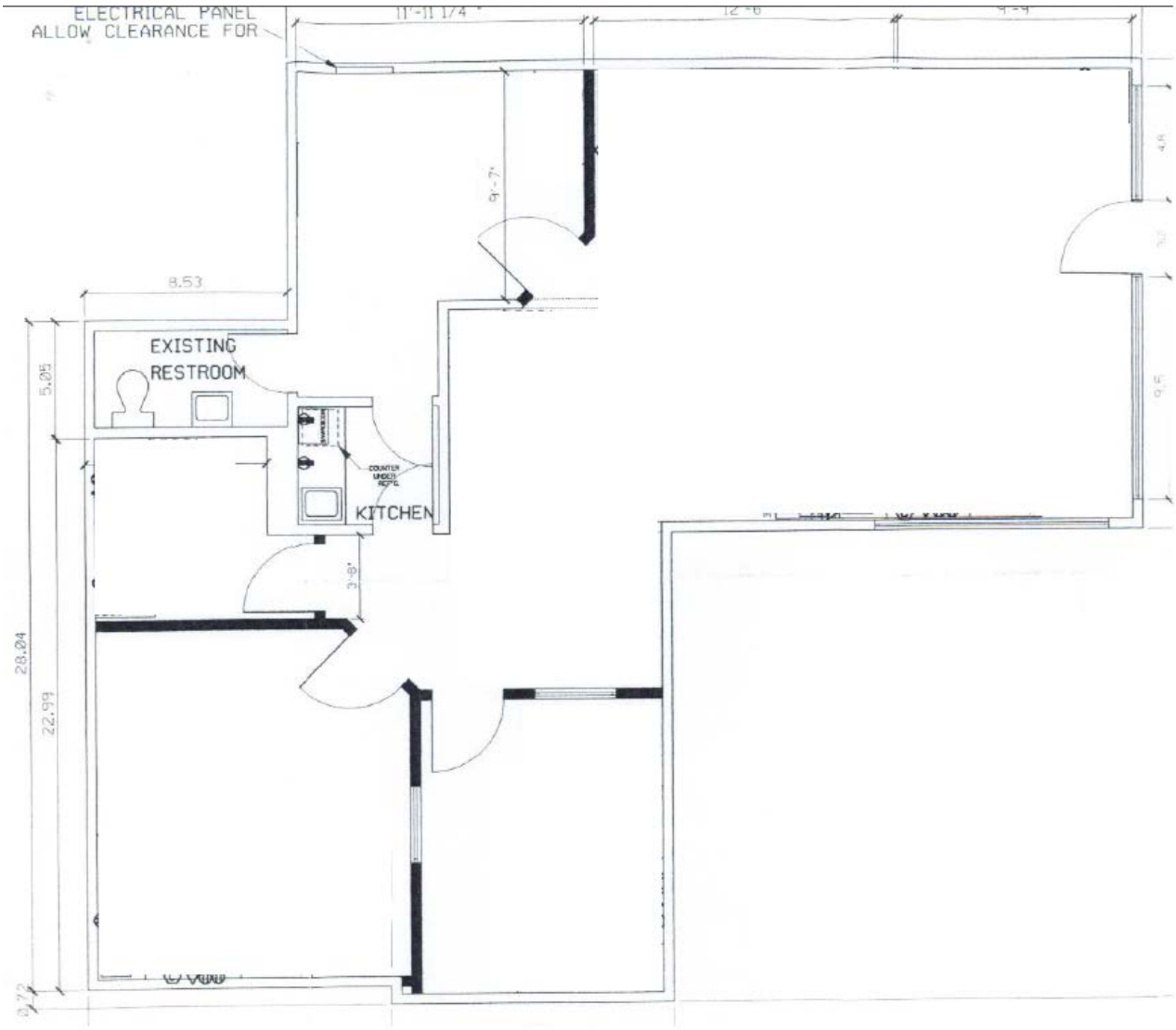

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