

SEPTEMBER 2024  
**RETAIL  
AVAILABILITY  
REPORT**



## TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:  
**Denise McCaughtrie**  
Executive Assistant

APPROVED BY:  
**Sean Flathers**  
Leasing & Marketing Director

**Lisa Ha**  
Leasing Associate

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## SHAWNESSY STATION



**108 Shawville Place SE**

**1 CRU LEFT!**

[> BROCHURE](#)

**1,206 sq. ft.**

Mixed-use development located along Macleod Trail, on Shawville Blvd., with high volumes of pedestrian traffic with its close proximity to Shawnessy LRT Station and adjacent regional shopping centre. Development encompasses 169 residential suites above approximately 25,000 square feet of podium level retail.

- Available for tenant fixturing immediately

## MACLEOD TRAIL



**9950 Macleod Trail SE**

**1 UNIT LEFT!**

[> BROCHURE](#)

**1,000 sq. ft.**

Prime retail location with direct vehicle access to both Macleod Trail and Bonaventure Drive. Anchored by Party City, Shaganappi Mediterranean Market, Kal Tire, KidStrong, Laser City, Active Sports Therapy and recently opened Club Champion.

- Shell space ready for tenant fixturing immediately
- New signage opportunity on west elevation facing Macleod Trail with exposure to approx. 65,000 vehicles per day
- Op. Costs & Property Taxes \$16.55 per sq. ft. (*est. for 2024 - includes utilities*)

## KINGSLAND VILLAGE



### 248, 7337 Macleod Trail SW

[> BROCHURE](#)

#### 1,542 sq. ft.

Shell space ready for tenant specific build-out. Anchored by National Bank, Marshall's and David's Bridal.

- Exposure to over 71,000 vehicles per day
- Over 300 parking stalls in the shopping centre
- 4 ton rooftop unit for HVAC included
- Op. Costs & Property Taxes \$20.20 per sq. ft. *(est. for 2024)*

## INTERNATIONAL AVENUE



### Units: 155, 160, 165, 170, 175

### 5115 17 Avenue SE

[> BROCHURE](#)

#### 1,421 - 2,744 sq. ft.

Newly developed retail suites, ready for tenant specific build-out, anchored by Sobeys, Calgary's first Planet Fitness and Dollarama.

- Over 500 parking stalls on site
- Newly constructed pylon and store front signage available
- CRU Op. Costs & Property Taxes: \$11.44 per sq. ft. *(est for 2024)*