

# FOOTHILLS PLAZA

3716 - 61 Avenue SE

“Excellent SE location. Retail and or service oriented business. Great location for a distillery with a patio for service in summers.

## SITE INFORMATION

**Leasing District :** Calgary South East

**Zoning :** Retail/Industrial/Commercial

**Nearest Interchange :**

61 Ave and Barlow Trail

## UTILITES

**Gas :** Tenant - Metered

**Electrical :** Tenant - Metered

**Water :** Tenant - Metered

**Sewer :** Ops Costs

## LEASING INFORMATION

**Asking Rate :** N/A

**Operating Costs :** (Est.) \$8.90 per Sq. Ft.

**Term :** 3-5 Years

**Tenant Improvement Allowance :** N/A

## CONTACT US

(403) 291-3199

[requests@safewayholdings.ca](mailto:requests@safewayholdings.ca)

**Andrew Borle - VP Real Estate Services**

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**Tel:** (403)750-2220

## BUILDING INFORMATION

**Total Building (Sq. Ft.) :** 22,018

**Number of Buildings :** 2

**Year Built :** 1977

**Number of Floors :** 1

**Number of Bays :**

Retails spaced in two buidlings - 15

**Warehouse Area :** Per Bay

**Office Area :** Per Bay

**Ceiling Height :**

10' 10" to beam - Beam to roof additional 4"

**Roof :** Tar and gravel with wood deck

**Fenced Yard :** No

**Gate :** No

**Loading Dock :** No

**Drive-in Bays :** No

**OH Door size :** No

**Parking Stalls :** 162 stalls

**Heating :** Natural Gas

**Drainage :** Storm and Sanitary

**Electrical**

- **Building Total AMPS :**

2000 North Bldg.

1000 East Bldg.

- **per Bay AMPS :** Varies



**Safeway Holdings (Alberta) Ltd.**

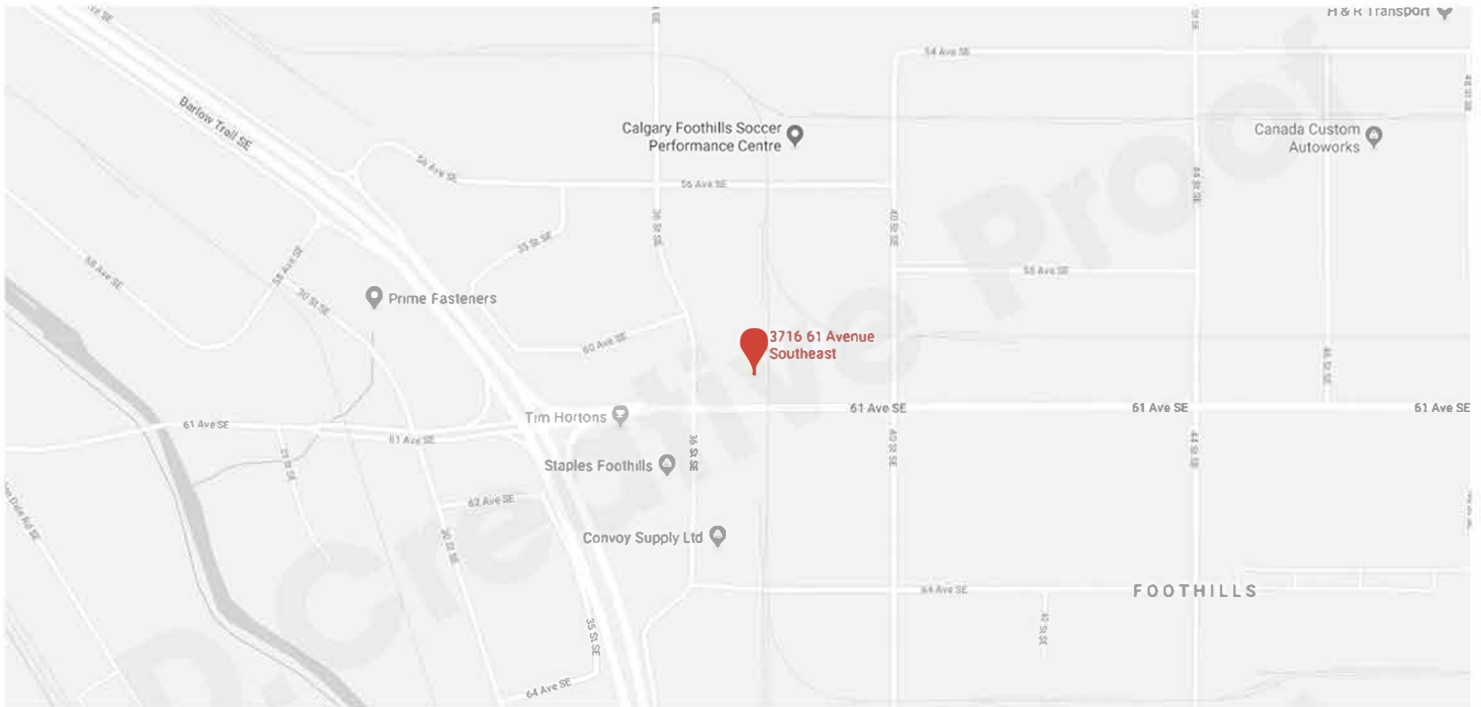
#450, 707 - 7th Avenue SW, Calgary, AB T2P 3H6

[www.safewayholdings.ca](http://www.safewayholdings.ca)



## LOCATION

3716 - 61 Avenue SE



## OUTSIDE VIEW



**Safeway Holdings (Alberta) Ltd.**

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