



Calgary SMI Commercial Real Estate Limited

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SMI Commercial • Retail Division

Retail Lease

Bow Trail Plaza

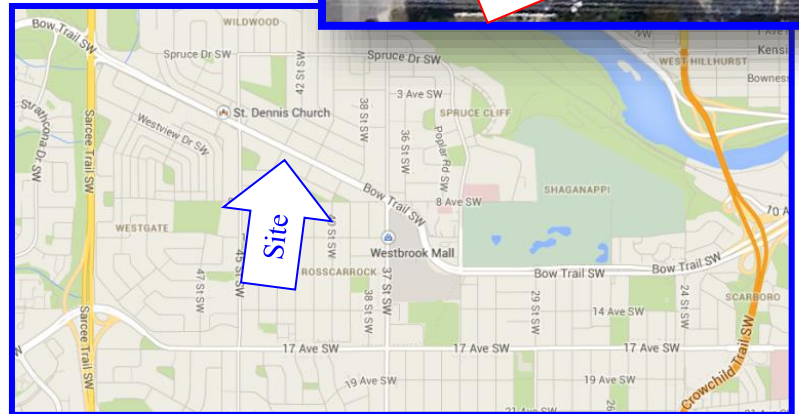
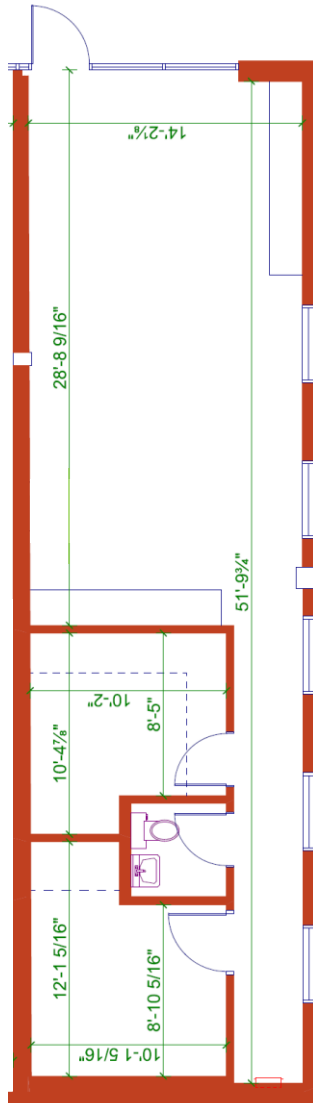
4239 Bow Trail SW



834 sq. ft.

\$39.00 Net Rent
+ 5% increase per year
\$16.10 Op. Cost
(2022 Budget)
\$100 / mo. Double-sided Pylon Sign panel
[GST additional on all above]

- Rare smaller SW location
- C-N2 zoning (Commercial-Neighbourhood 2)
- variety of retail uses
- Ample parking
- High visibility to **34,000 vehicles per day (2018)**
- Available Immediately



Click or type for YouTube Virtual tour <https://youtu.be/tP48gqCCVtE>



CREATING VALUE THROUGH RELATIONSHIPS