

ONKAR REALTY



Now Pre-Leasing Retail Space

1210 Copperfield Boulevard SE Calgary, Alberta

Building:	Upcoming New Mixed Use Residential & Retail Building .
Land:	0.81 Acres
Parking:	48 Spaces (2.12 Spaces per 1,000 sf)
Zoning:	C-N2, Commercial Neighborhood 2 District
Retail Main Floor:	8 Units Total 10,725 Sf Leasable Area (Variable sizes 1,000 to 10,725 Sq Ft)
Residential 2 nd Floor:	Total 13 Units (Building equipped with Elevator and small pets allowed) 6 One Bedroom Apartments, 5 Two Bedroom Apartments and 2 Two Bedroom Plus Den Apartment.
Approved for:	Walk-in Medical Clinic, Dental Clinic, Pharmacy, Physiotherapy, Chiro/Massage Clinic, Pizza Store, C. Store, Dry-clean Shop.
Possible:	Liquor Store, Daycare, Nail Spa, Hair Salon and Many More Personal Uses.
Net Rent for Retail:	Market
CAM Rent:	Estimated to be \$15.00/ sf
Residential Rent:	Market (Conditions Apply)

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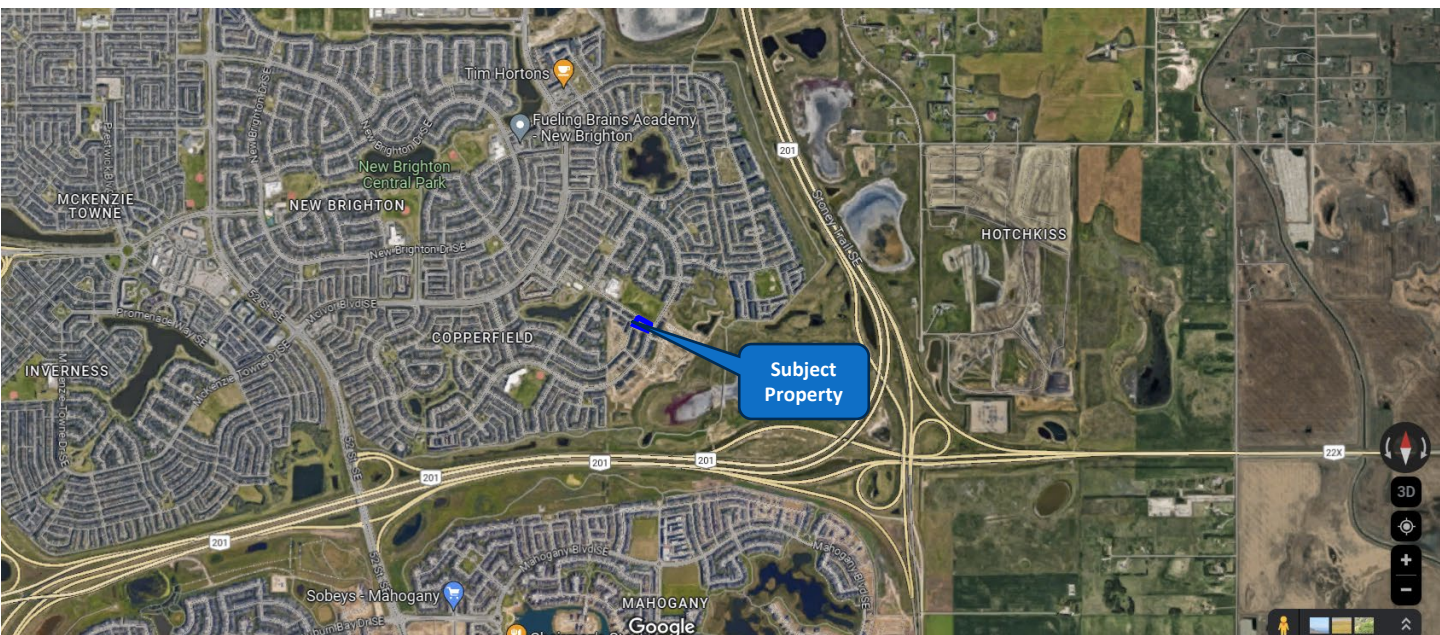
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This New Retail Plaza will be Constructed in the newly Built Community of Copperfield located in SE Calgary. Easy access to Stoney Trail, Deerfoot making Downtown and Airport quickly accessible as well only 10 Min from Hospital (South Health Campus), Copperfield is developing at fast pace and population increasing concurrently. Great for new businesses and residents looking for a modern and convenient place to live.

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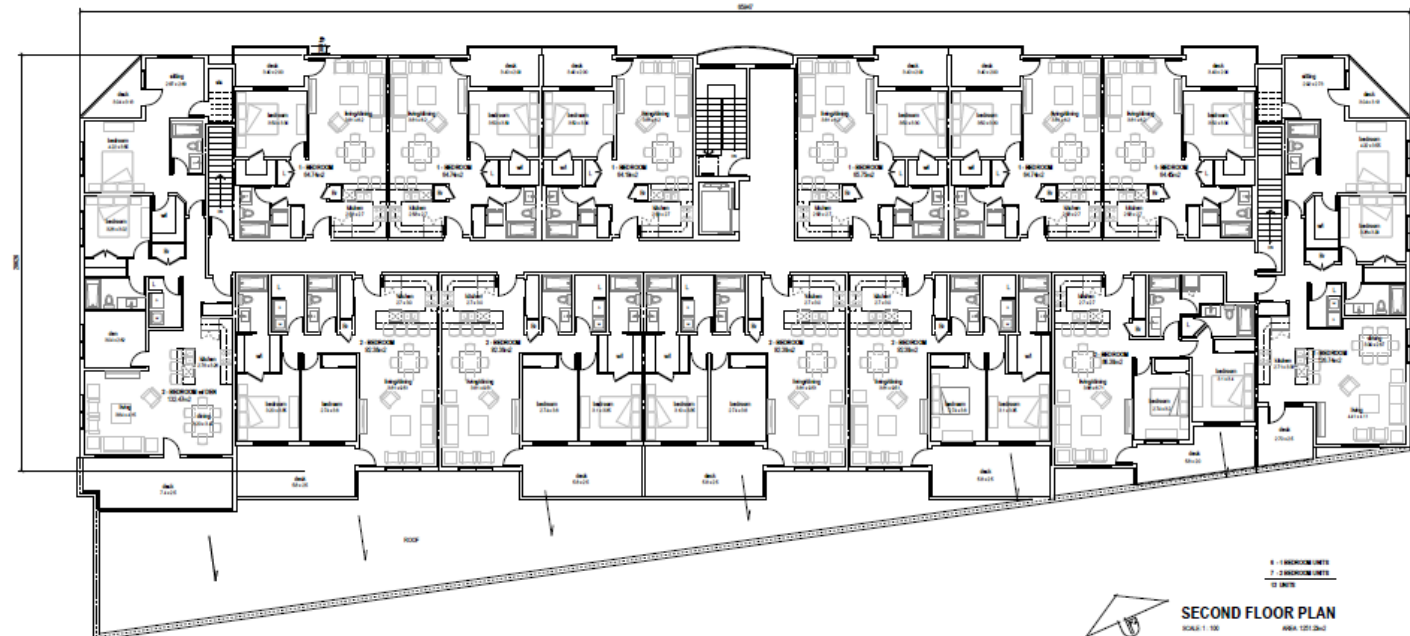
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