

RETAIL UNIT FOR SALE OR LEASE

# Village Centre at The Lake at Heritage Pointe

#350 + #360, 412 PINE CREEK ROAD



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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# Area Demographics

(3km radius)

## Population

5,952	7,271
2020	2025 ^ 22.2%

## Average Household Income

\$236,648	\$256,465
2020	2025 ^ 8.4%

## Median Age

40.3	40.7
2020	2025

## Current Consumption

\$417,808,636  
TOTAL SPENT

## Traffic Count

21,000	48,000
Vehicles on Macleod Trail S	Vehicles on Deerfoot Trail S



With an abundance of Natural, Modern, and Social conveniences, Heritage Creek offers something for everyone! **A unique opportunity to own 5000+sqft of commercial space.** Composed of two units; you might choose to demise the one unit into two separate units if so desired. The lower level comprised of 2600sqft could also be leased out separately (the perfect space for a yoga, training or dance studio) – the options are endless! Ideal uses include (*but not limited to*): medical, professional, financial, registry/insurance, pet grooming, health/beauty, auto specialty parts, sporting goods, specialty gifts, convenience store, fast food , bakery, food processing; offices, retail, light industrial etc. Note: all uses are subject to Foothills County Land Use by-law. Heritage Pointe is a community featuring lakeside homes just South of Calgary and is a part of the Municipal District of Foothills No 31. In 2005 Heritage Pointe was named as the Community of the Year.

***Do not miss this outstanding opportunity!***



# Property Information

## Municipal Address:

Unit 360 & 360, 412 Pine Creek Road,  
Heritage Pointe, Alberta

**Zoning:** Direct Control District 11

**Year Built:** 2008

**Unit Size:** 5,059 sq. ft.

**Ceiling Height:** Approx 10 ft. to u/s trusses

**Lighting:** 4ft. flourescent fixtures

**Utilities:** Gas, Water & Electrical

**Electrical Service:** 200 amps

**HVAC:** Rooftop Unit

**Parking:** Two assigned parking stalls on the north side in tandem.

**Signage:** Front Fascia by Tenant

# Sale Information

**Price:** \$1,190,000

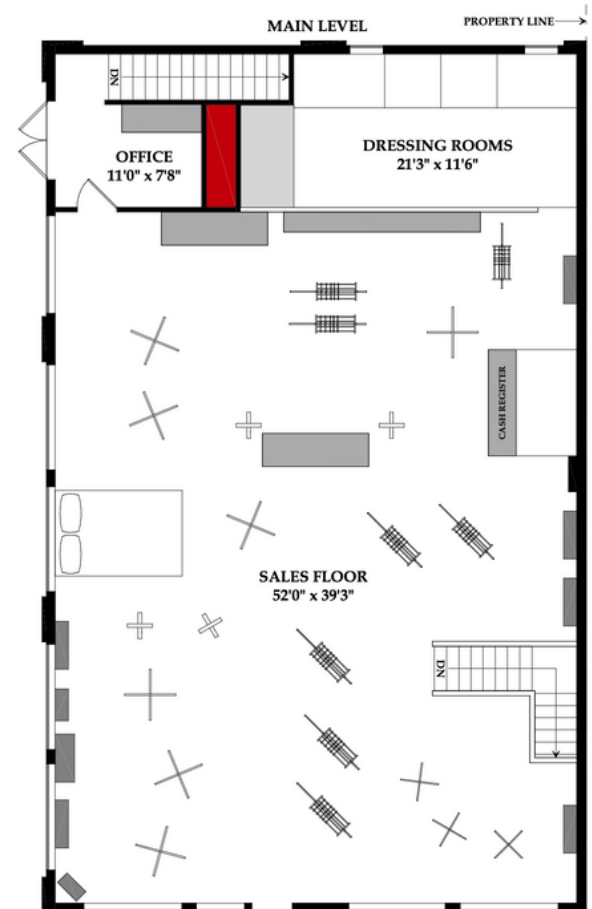
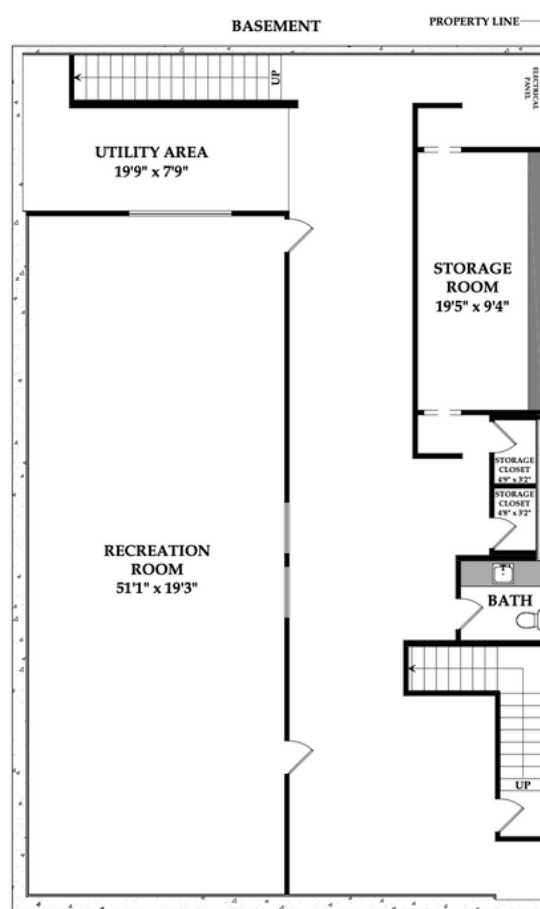
# Leasing Information

**Tenant Improvements:** Negotiable

## Op, Costs, Taxes and Condo Fee's:

\$12.75 per sq. ft. (2021 Budget). Gas and Electrical metered.

**Net Rent:** Market





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