

**FOR SALE- EXCELLENT EXPOSURE**

**4312 Macleod Trail SW**

**Retail / Showroom / Warehouse**

**NAI Advent**  
Commercial Real Estate Services, Worldwide.



**PRICE REDUCTION**

### Property **Features**

- Great location fronting onto Macleod Trail and surrounded by numerous amenities.
- Exposure to 53,000 VPD driving by on Macleod Trail north bound.
- Across the street from desirable residential areas and various amenities.
- Income generating Pattison sign, south facing.
- **Please do not approach Tenants.**



For detailed information please contact :

**Kaile Landry 403-669-3050**

**Jennifer Myles 403-975-2616**

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

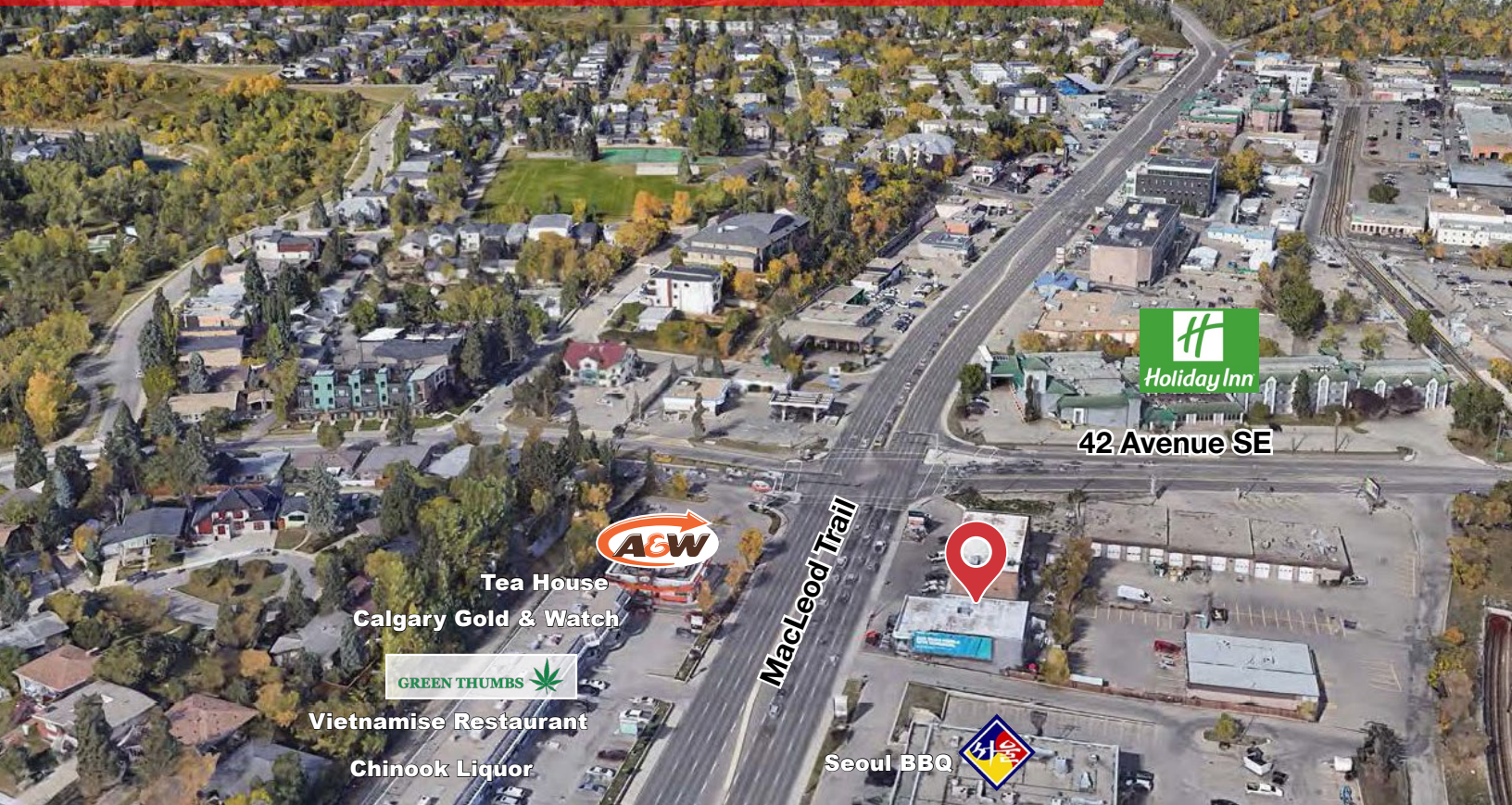
THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

**NAI Advent**  
Commercial Real Estate Services, Worldwide.

**FOR SALE - EXCELLENT EXPOSURE**

**4312 Macleod Trail SW**

**Retail / Showroom / Warehouse**



Property **Details**

**Submarket: Manchester**

**Zoned: C-COR3 (f3.0h46)**

**Year Built: 1978**

**Total Size: 7,904 +/- SF**

**Site Size: 0.17 +/- Acre**

**Sale Price: \$1,800,000.00  
\$1,490,000.00**

**Property Tax: \$32,670.70 (2023)**

**Ceiling Height: 10' clear (in warehouse)**

**Loading: 2 Drive-in (10' x 10') TBV**



For detailed information please contact :

**Kaile Landry 403-669-3050**

**Jennifer Myles 403-975-2616**

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

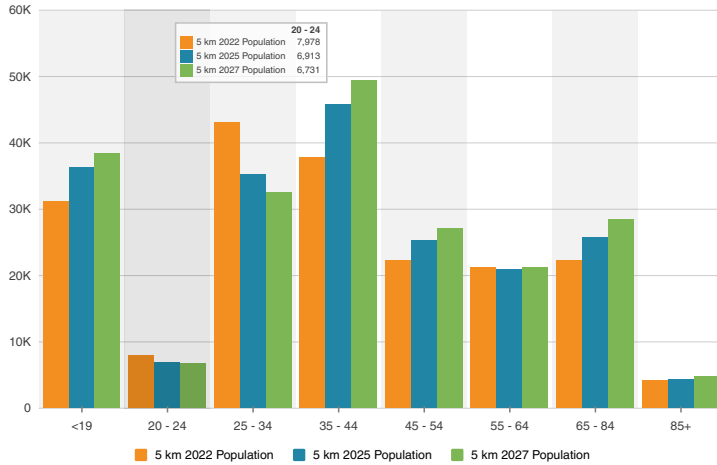
# FOR SALE - EXCELLENT EXPOSURE

## 4312 Macleod Trail SW

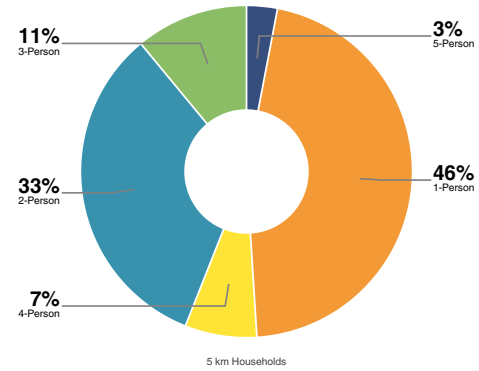
Retail / Showroom / Warehouse

### Area Demographics

#### POPULATION BY AGE



#### HOUSEHOLD SIZE



#### INCOME

	2 km	5 km	10 km
Avg Household Income	\$239,241	\$141,003	\$132,540
Median Household Income	\$98,863	\$78,325	\$82,371
Per Capita Income	\$115,910	\$71,877	\$57,599
Aggregate Household Expenditure	\$1.8B	\$11.6B	\$29.8B
Average Household Expenditure	\$182,793	\$120,449	\$115,212

#### INCOME BY # OF HOUSEHOLDS

	2 km	5 km	10 km
< \$40,000	\$1,918	25,426	60,735
\$40,000 - 60,000	1,167	13,195	36,134
\$60,000 - 80,000	947	10,579	29,129
\$80,000 - 100,000	966	10,179	29,369
\$100,000 - 150,000	1,335	14,712	44,328
\$150,000 - 200,000	790	9,666	29,296
\$200,000+	2,763	12,941	29,527

#### DAYTIME EMPLOYMENT

	2 km			5 km			10 km		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>All Businesses</b>	<b>24,389</b>	<b>1,981</b>	<b>12</b>	<b>236,030</b>	<b>12,972</b>	<b>18</b>	<b>447,326</b>	<b>26,644</b>	<b>17</b>
<b>Total Retail &amp; Service Businesses</b>	<b>3,185</b>	<b>292</b>	<b>11</b>	<b>21,354</b>	<b>1,736</b>	<b>12</b>	<b>57,963</b>	<b>3,736</b>	<b>16</b>
Auto Dealer & Parts	894	59	15	3,280	153	21	10,051	378	27
Books & Reading Materials	14	2	7	230	27	9	332	38	9
Clothing & Jewelry	143	25	6	3,113	334	9	5,276	603	9
Direct Seller	36	3	12	122	19	6	318	40	8
Drinking Places	100	4	25	694	43	16	1,460	85	17
Electronic Shopping	0	0	-	5	1	5	7	2	4
Food & Alcohol	291	24	12	2,385	151	16	7,703	336	23
Gas Station	26	6	4	349	35	10	852	114	7
Health Care	238	26	9	1,324	183	7	3,328	437	8
Home Furnishings & Supplies	298	37	8	1,708	145	12	3,253	280	12
Home Garden & Building Materials	277	28	10	1,415	89	16	5,471	253	22
Liquor & Convenience Stores	147	13	11	897	118	8	2,156	328	7
Office Supplies	109	6	18	318	55	6	7,622	106	72
Sporting Goods	291	24	12	1,476	122	12	2,694	241	11
Travel Accommodations & RV Camping	112	4	28	3,051	60	51	5,154	117	44
Miscellaneous Retail & Service Businesses 104	11	9	334	64	5	984	129	8	

For detailed information please contact :

**Kaile Landry 403-669-3050**

**Jennifer Myles 403-975-2616**

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

**FOR SALE - EXCELLENT EXPOSURE**

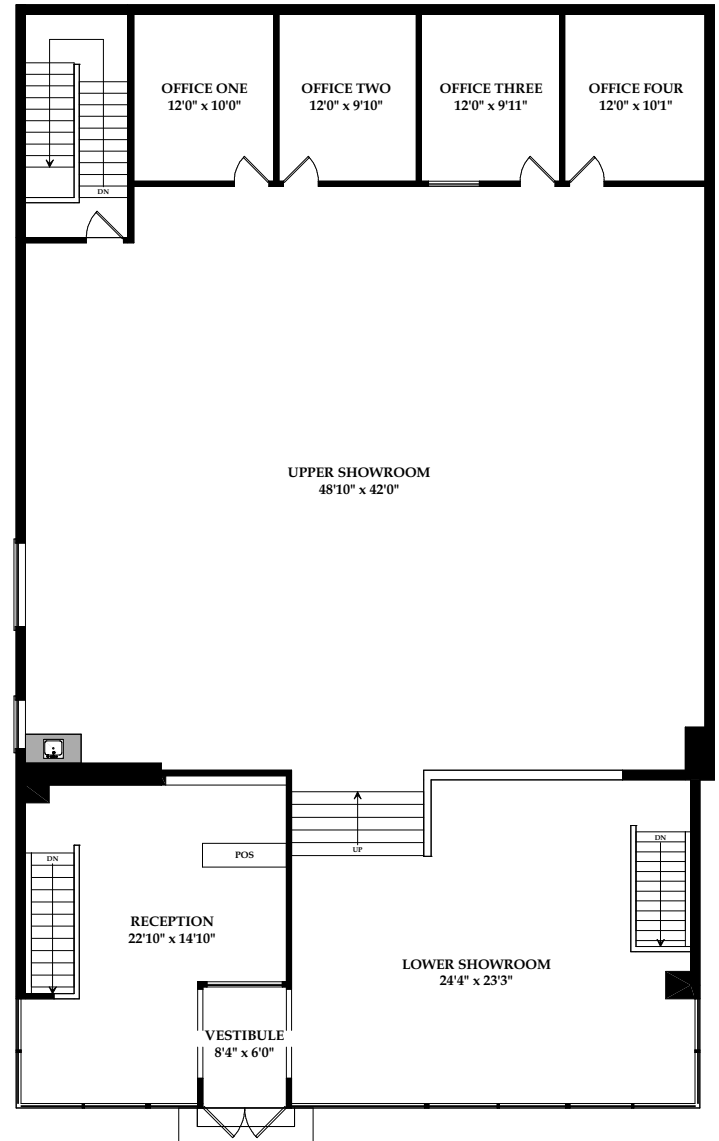
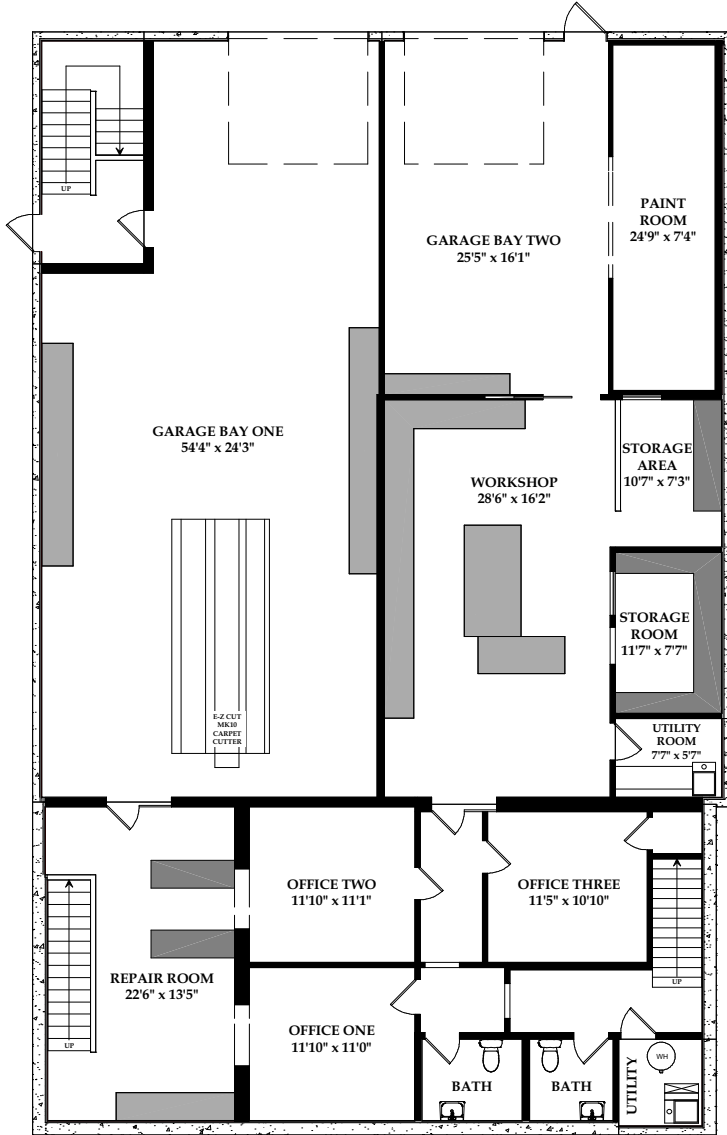
**4312 Macleod Trail SW**

**Retail / Showroom / Warehouse**

**NAI Advent**

Commercial Real Estate Services, Worldwide.

## Floor Plan



For detailed information please contact :

**Kaile Landry 403-669-3050**

**Jennifer Myles 403-975-2616**

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

**NAI Advent**

Commercial Real Estate Services, Worldwide.