



Leasing Opportunity

TransCanada Centre

1440 52nd Street North East, Calgary, AB

↕ 9,665 sf

Operating Costs* \$14.64 Available Q1 2025

Ideal Uses: Large format retail

- ✓ 2-minute drive to TransCanada Highway (1 km)
- ✓ 7-minute drive to Village Square Mall (2.1 km)
- ✓ 13 Minute Drive to Downtown Calgary (8.8km)

Population (5km) 170,391

Household Income (5km) \$83,706

Households (5km) 56,852

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*2025 Estimated Rates

