

Beattie Building

3165 114 Avenue SE, Calgary, Alberta

► FULLY LEASED



► SITE INFO

Welcome to South East Calgary's most unique office building. Former showhome thoughtfully converted into a 14,000 SF character office building. Situated in a desirable suburban area with excellent access, ample parking, and nearby amenities, making it ideal for businesses looking for both visibility and privacy.

LEASING CONTACT

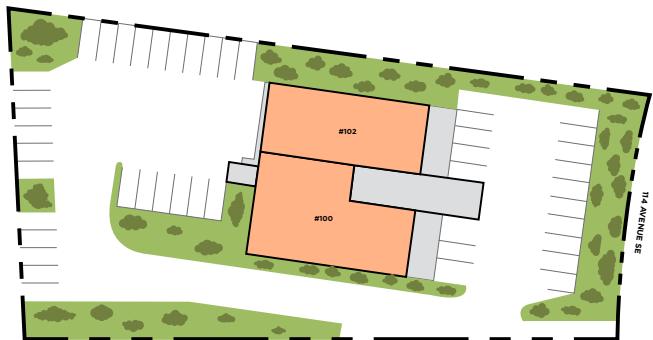
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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

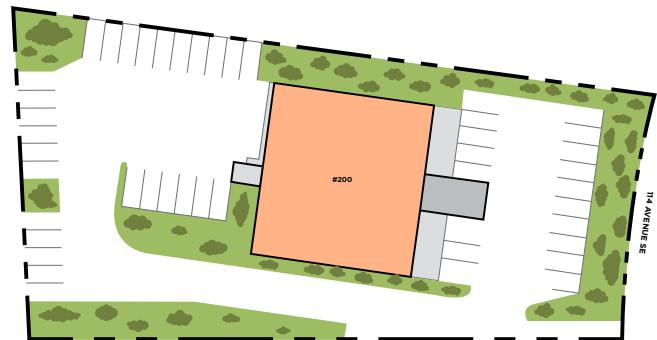
SITE PLAN AND PHOTOS

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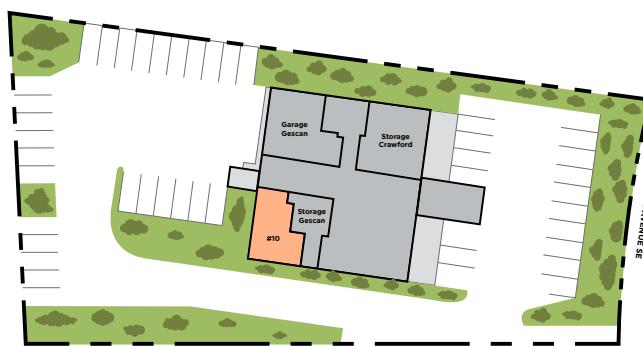
MAIN FLOOR

#100 Crawford 3,506 sf
#102 Gescan 2,893 sf



SECOND FLOOR

#200 Crawford 6,465 sf



BASEMENT

#10 Gescan 952 sf
Storage Gescan 482 sf
Storage Crawford 864 sf
Garage Gescan 1,134 sf

AREA DEMOGRAPHICS



Population
 Douglaslen + Douglasdale 12,700



Income
 Average Household Income \$136,984



Traffic
 114 Avenue SE 15,000 VPD
 24 Street SE 26,000 VPD



Income
 Households 4,605

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada.
 Royop is a leader and expert in development and management.
 Our leasing strategy is proven to retain and attract best-in-class retailers to our centres.
 We develop and manage mixed use projects.