

FOR LEASE



4031 Bow Trail SW, Calgary, AB

1,800 sq. ft. Free Standing Retail with Exposure



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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

+/- 1,800 sq. ft.

SITE SIZE:

9,380 sq. ft.
(75' wide by 125' deep)

LEASE RATE:

\$30.00 per sq. ft. per annum
*with escalations

OPERATING COSTS:

\$21.36 (est. for 2026)

AVAILABLE:

60 Days

DISTRICT:

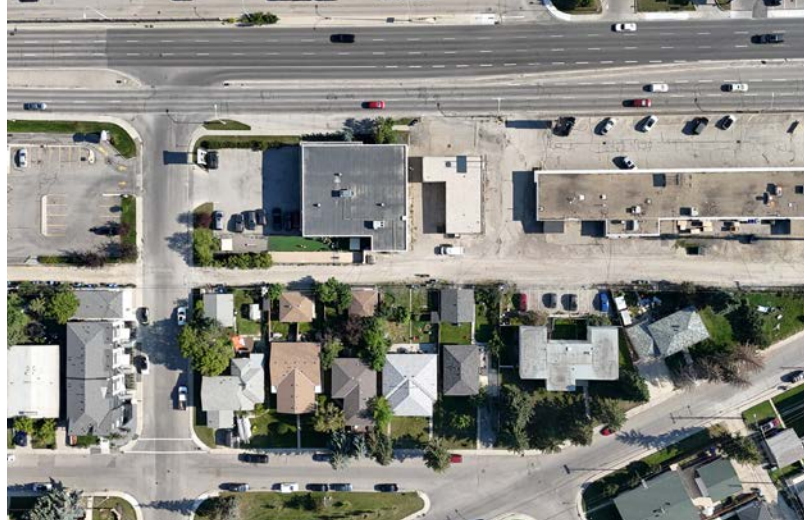
Westgate

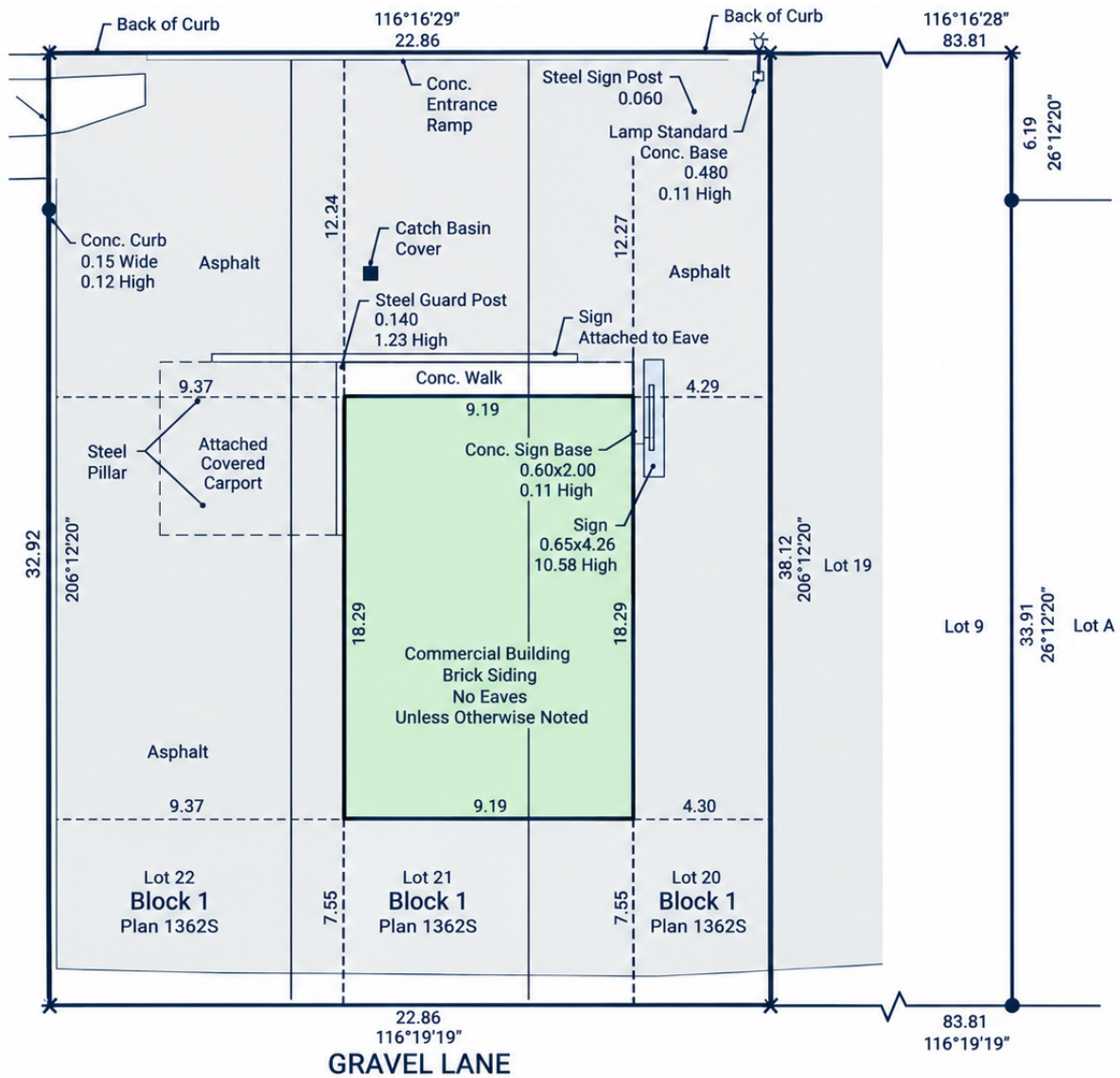
ZONING:

Commercial - Corridor 2 (C-COR2)

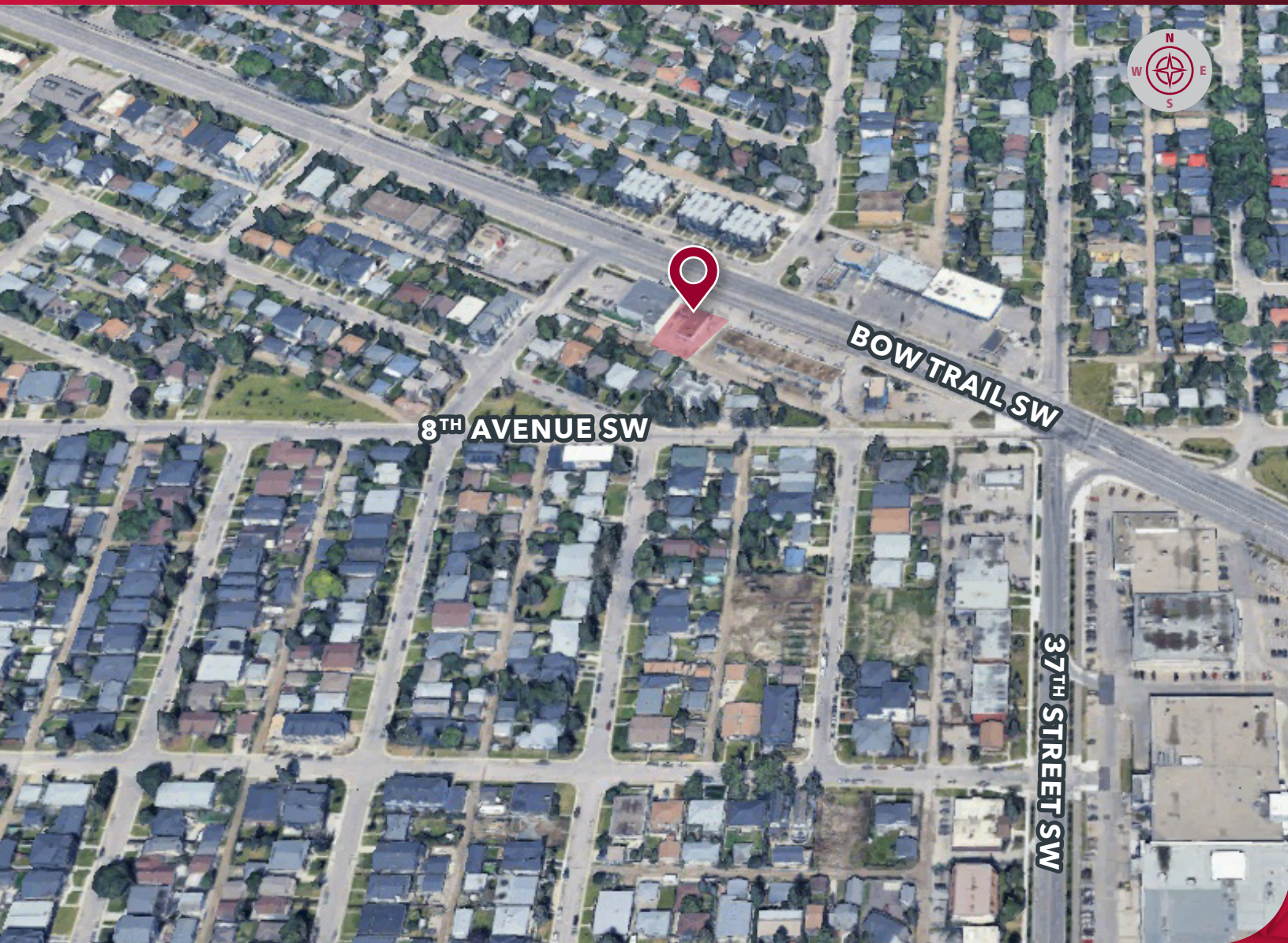
COMMENTS:

- » Free Standing Location
- » Ample Parking on all side of property
- » Interior in shell condition
- » Landlord to consider interior development as required
- » Close proximity to Westbrook Mall
- » Former Drycleaner
- » Pylon signage available





LOCATION



CONTACT US



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