

FOR LEASE | RETAIL

CLAYBURN CENTRE

1830 52 STREET SE, CALGARY

MULTI-USE COMMERCIAL OPPORTUNITIES AT CLAYBURN CENTRE

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KPLI
GLOBAL

CLAYBURN CENTRE

1830 52 ST SE, CALGARY

FIRST FLOOR

120
10,688 SF

Large, adaptable spaces that can accommodate assembly and worship-based uses are increasingly limited. Unit 120 presents a rare opportunity to secure a well-sized, flexible space in a strategic location.

Situated within Clayburn Centre, the property benefits from:

- Strong accessibility for local and surrounding communities
- Convenient access and established commercial surroundings
- Ample parking to support high-attendance uses

KEY HIGHLIGHTS



Well-suited for places of worship, congregations, and community groups

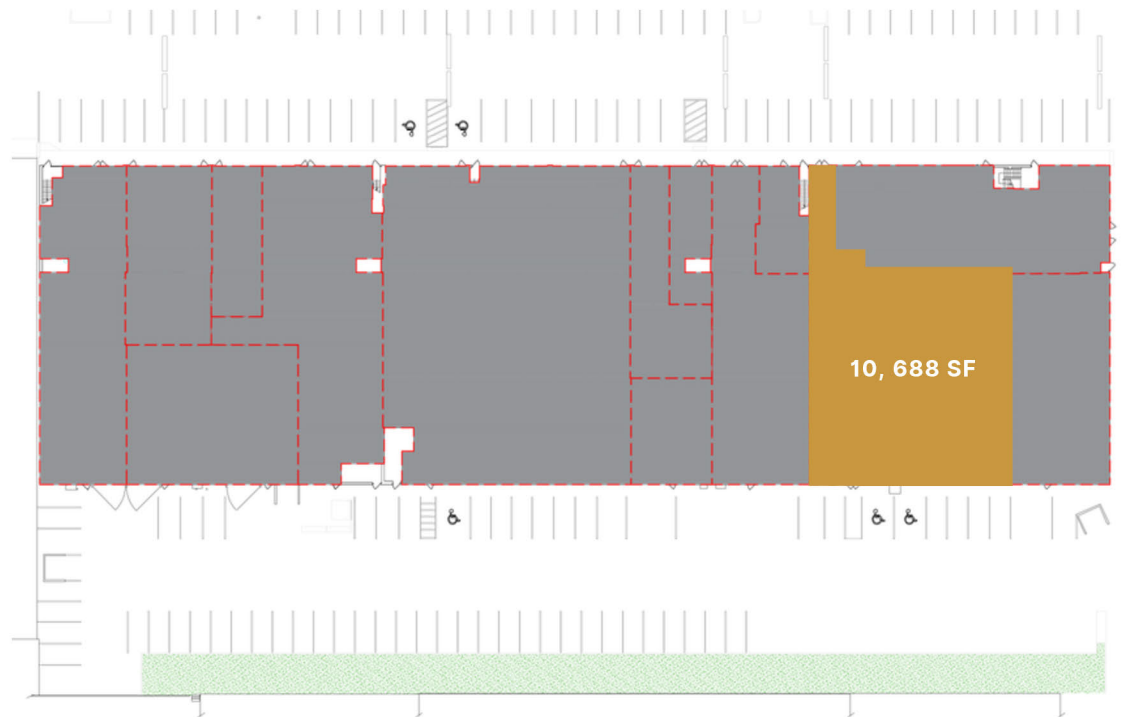


Functional layout allowing for flexible configurations



Ample on-site parking for large gatherings

PLACE OF WORSHIP APPROVED



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FIRST FLOOR

142R + 146

8,220 SF

(Units Combined)

A rare opportunity to secure auto-approved industrial space within Clayburn Centre, ideally suited for automotive trade and service users. This flexible offering provides the ability to combine Units 146 and 142R to accommodate users requiring both indoor workspace and secured outdoor storage.

OUTDOOR YARD OPPORTUNITY

When Units 146 & 142R are leased together, there is a unique opportunity to accommodate a large secured outdoor compound at the rear (subject to approvals); a highly sought-after feature for automotive users requiring:

- Vehicle storage
- Fleet parking
- Equipment or material storage



Auto-approved space suitable for a variety of automotive uses



Functional layout supporting service-based operations, Ability to combine units for increased functionality



Opportunity to secure a rear outdoor compound (subject to approvals)

AUTOMOTIVE USE APPROVED



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FIRST FLOOR

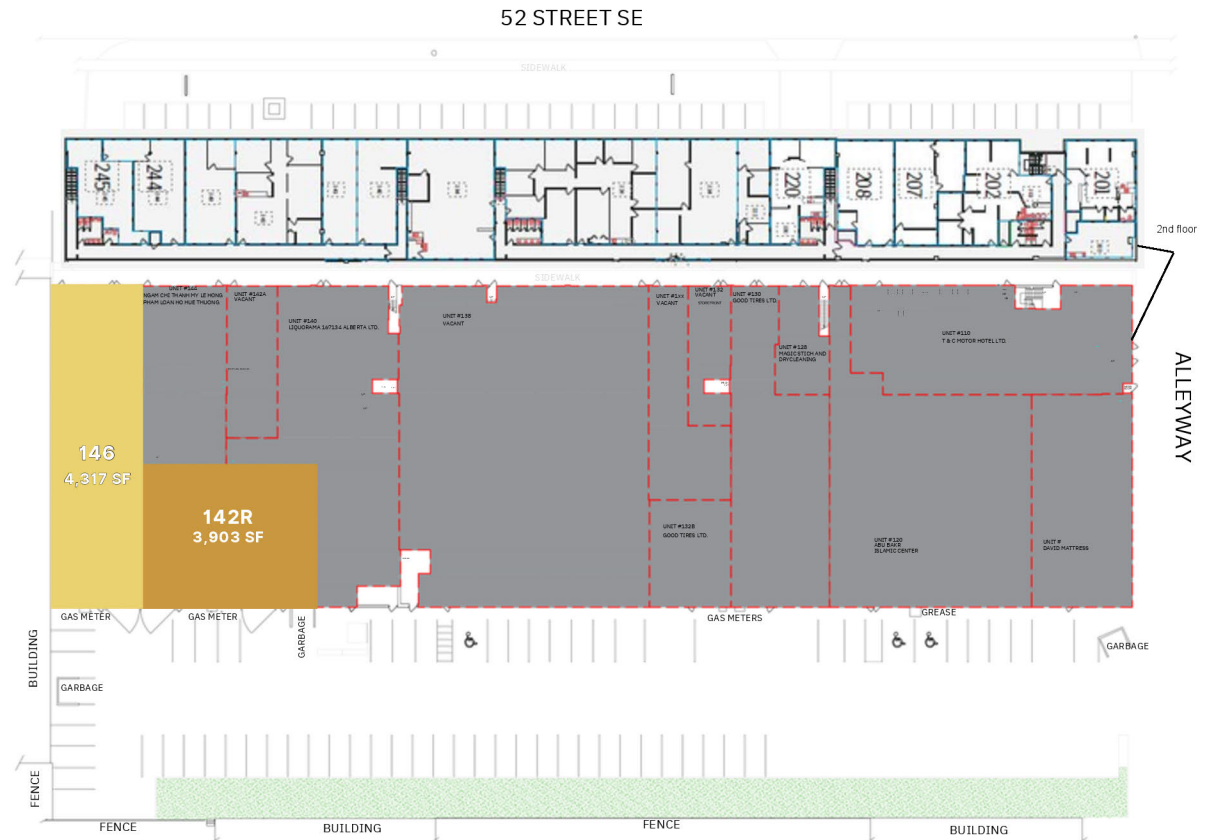
146
4,317 SF

- Functional industrial unit suited for automotive and trade service users
- Ideal for day-to-day operations including servicing, repairs, or workspace use
- Efficient layout supporting a variety of service-based businesses

142R
3,903 SF

AUTOMOTIVE USE APPROVED

- Complementary rear unit offering additional flexibility and support space
- Ideal for storage, overflow operations, or expansion needs
- Enhances overall functionality when combined with Unit 146



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SE, CALGARY



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