

PEIGAN TRAIL

📍 4575 25 Street SE
Calgary, Alberta

*New Stand Alone Drive Thru
Opportunity!*

open
PROPERTY
GROUP

THE DETAILS

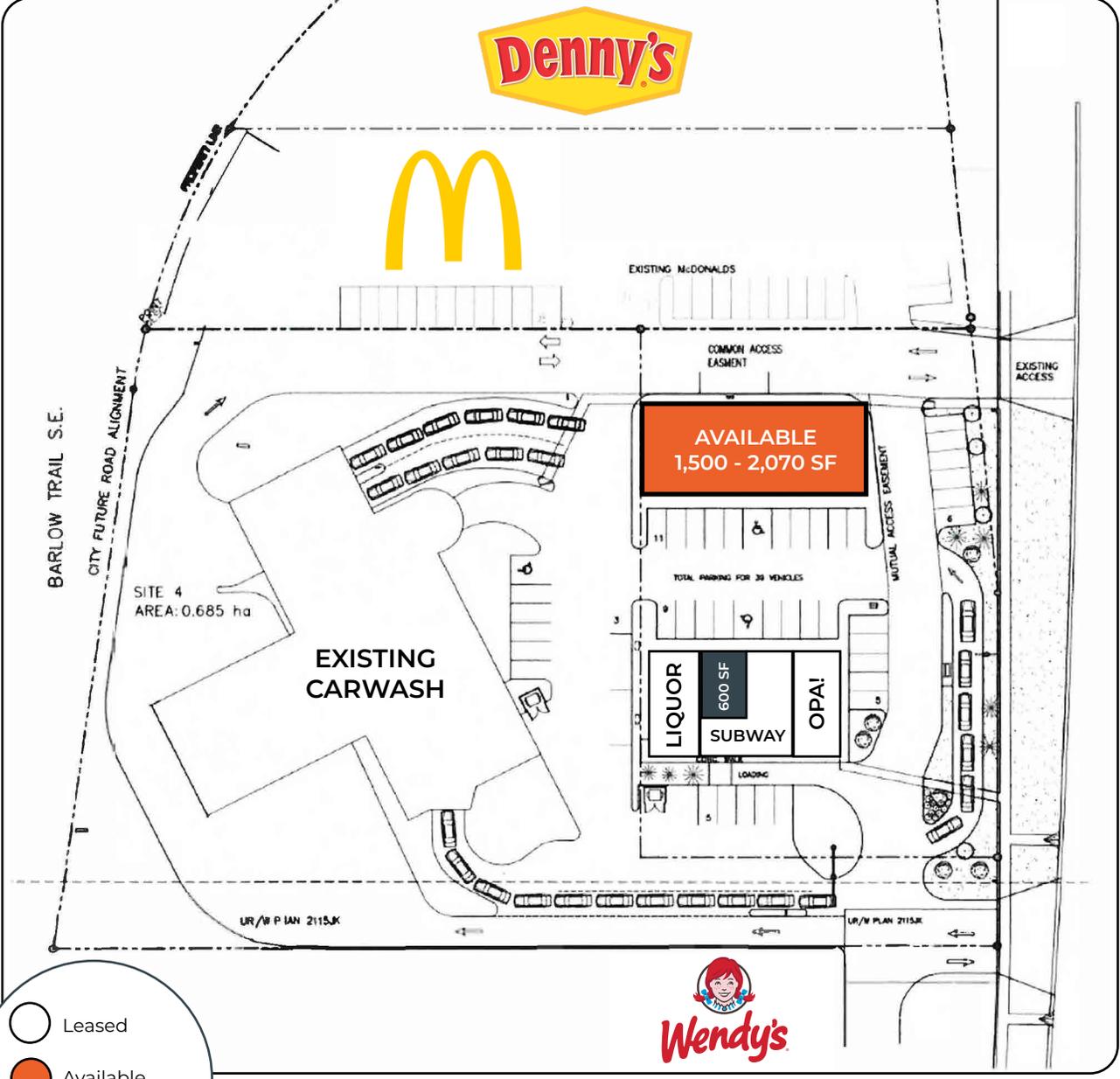
Area	Unit 2: 600 sf DT Pad: Up to 2,070 sf
Rate	Market
Additional Rent	\$27.43 (2026)
Term	10 Years
Availability	Unit 2: Immediate DT Pad: TBD

SNAPSHOT

- Prime, high-exposure location just off Deerfoot Trail SE and Peigan Trail SE, capturing exceptional traffic flow
- Positioned within a dominant quick-service corridor alongside McDonald's, Tim Hortons, Wendy's, Subway, Denny's, and A&W, further surrounded by daily traffic drivers including The Brick, Guardian Pharmacy, 7-Eleven, Petro-Canada, and Shoppers Drug Mart
- Prominent frontage along 25 Street SE offering outstanding signage and brand visibility to both local consumers and commuter traffic



SITE PLAN



- Leased
- Available
- Under Offer



LOCAL MARKET

87,331
Population



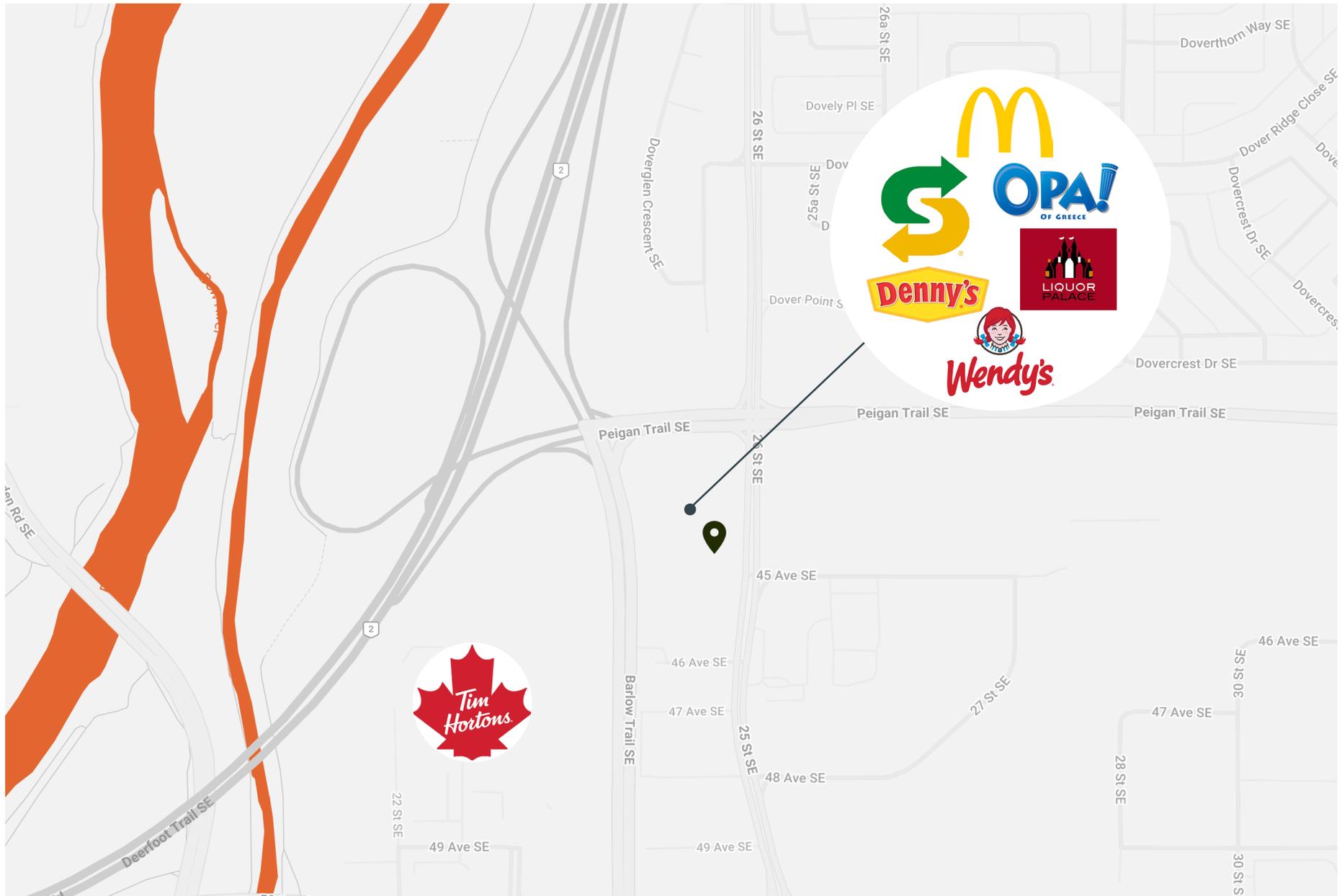
153,305
Daytime Population



\$78,348
Avg. Household \$



PERKS



OPEN THE DOOR TO POSSIBILITY.

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