



Existing Properties

CALGARY

Kensington* **RETAIL | OFFICE** Crowfoot Business Centre* **RETAIL | OFFICE**

RED DEER

Liberty Crossing* **RETAIL** McKenzie Industrial **INDUSTRIAL**

LETHBRIDGE

Melcor Centre* **OFFICE**

Ongoing Developments

CALGARY

The District at North Deerfoot **RETAIL | OFFICE | INDUSTRIAL**

RED DEER

Clearview Market* **RETAIL | OFFICE**

AIRDRIE

Kingsview Market* **RETAIL**

CHESTERMERE

Chestermere Station **RETAIL**

Future Opportunities

CALGARY

Greenwich **RETAIL | OFFICE**

SYLVAN LAKE

Vista Ridge

RETAIL

* Proudly owned & professionally managed by Melcor REIT

Kensington

1422 Kensington Road NW | Calgary

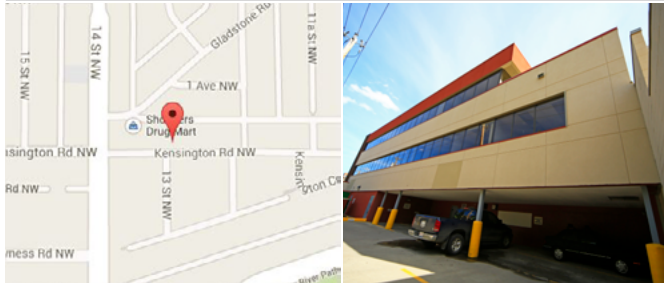
[brochure](#)

Access to Sunnyside C-Train Station

- Pedestrian friendly, central location
- Access to C-Train and major bus routes
- In the heart of Calgary's urban village
- Close to all amenities
- Parking: \$175 u/g | \$50 surface



Locator Map



Vitals

Operating Costs: \$20.10
Parking: 1:600

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
102	1,643	Immediately	Retail space
200	1,108	Immediately	Developed space

Crowfoot Business Centre

400 Crowfoot Crescent NW | Calgary

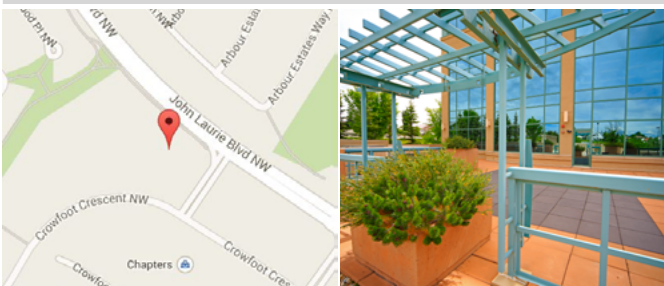
[brochure](#)

Walking distance from C Train

- Excellent access to all amenities and services
- Access to C Train and major bus routes
- Located near Crowchild Trail and John Laurie Boulevard
- Equipped with large terrace for tenants



Locator Map



Vitals

Operating Costs: \$21.22
Parking: 1:1,120

Leasing Inquiries

Brock Evans/Cody Scott
Cushman & Wakefield
403.261.1111

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
206	4,883	Immediately	Developed space with rooftop patio
403N	2,147	Immediately	Developed space
406	1,284	Immediately	Developed space

Liberty Crossing

#409 & 411 Lantern Street | Red Deer

[brochure](#)

Located directly off of Queen Elizabeth II HWY

- Great visibility on a high traffic road
- Excellent retail corridor on Gasoline Alley
- Easy access and egress
- Located in close proximity to Costco, Staples and Cineplex Odeon



Major Tenants

- The Hideout Eats & Beats
- Wolverine Gun & Tackle
- SML Entertainment

Major Nearby Retailers:

- Costco
- Tim Hortons
- Petro Canada

Vitals

Household Income: \$61,393
Operating Cost: \$6.23

Leasing Inquiries

Brett Salomons Nola DeCecco
Salomons Commercial 780.945.4812
403.314.6187 ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
100	22,129	Immediately	Developed space
108	9,229	Immediately	End cap

The District at North Deerfoot

Deerfoot Trail | Country Hills Blvd | Calgary

[brochure](#)

A Mixed-Use Lifestyle Campus

- Amenities include showers, running trails, & outdoor fitness stations
- Easy access to downtown Calgary
- Preleasing office space with underground parking
- Office, retail and industrial opportunities



Major Tenants

- McDonalds
- Starbucks
- Shell
- Subway
- Micro-Watt

Zoning

I-G (Industrial General)

Office Floors

5

Vitals

Traffic Count 98,000
Parking: 103 (u/g) | 206 surface

Office/Industrial

Daniel Eggert
Melcor
780.945.4658

Leasing Inquiries

Chris Thompson/Alistair Corbett
CBRE
403.263.4444

Suite	Area (sf)	Available	Comment
Phase 4 CRU B1	+/- 1,530	Immediately	Call for details
Phase 4 CRU B4	+/- 1,345	Immediately	Call for details
Phase 4 CRU C	+/- 1,000 - 10,600	Immediately	Call for details
Office	1,200 - 96,000	Preleasing 2020	Underground parking

Clearview Market

CRU B | 47 Clearview Market Way
CRU C | 8 Conway Street | Red Deer

brochure

A Neighbourhood Shopping Centre

- Caters to the under-served northeast of Red Deer
- Family-friendly spray park
- Final CRU began construction in July 2015

Major Tenants

- Shoppers Drug Mart
- CIBC
- McDonalds
- RBC
- Browns SocialHouse
- Loblaws



Vitals

Operating Costs: \$12.65 -\$14.18

Leasing Inquiries

Scott Sowinski	Gary Killips
Melcor	Cushman & Wakefield
780.945.2795	780.420.1177

Suite	Area (sf)	Available	Comment
CRU B - Unit 115	1,774	Immediately	Developed space
CRU C - Unit 170	1,357	Immediately	Undeveloped space; end cap
CRU Z - Unit 125	1,431	Immediately	Undeveloped space
Ph 2 CRU 1 - 11	1,200 - 13,000	Q4-2020	Pre-leasing - Call for details

Kingsview Market

Highway 2 & Yankee Blvd | Airdrie

brochure

A Regional Power Centre

- Exposure to high traffic volume
- Key location directly off of Queen Elizabeth II Highway
- Connected to regional path system and adjoining King's Heights community



Vitals

Traffic Count: 24,007
Household Income: \$134,101

Office/Industrial Leasing Inquiries

Daniel Eggert	Chris Thompson/Alistair Corbett
Melcor	CBRE
780.945.4658	403.263.4444

Suite	Area (sf)	Available	Comment
CRU G1 - 140	+/- 1,183	Immediately	Call for details
CRU G1 - 170	2,098	Immediately	Developed space with patio
CRU G2	1,000 - 9,351	Immediately	Call for details
Junior, Anchor, CRU, PAD	1,200 - 20,000	Pre-leasing	Call for details

Chestermere Station

Chestermere Blvd & Marina Drive
Chestermere

[brochure](#)



Chestermere's Premiere Shopping Destination

- Ideal mix of national and local tenants
- Neighbourhood shopping centre for The Shores of Chestermere and Westmere communities
- Master-planned development near established residential neighbourhoods

Locator Map



Vitals

Traffic Count: 22,960
Household Income: \$142,832

Leasing Inquiries

Daniel Eggert
Melcor
780.945.4658

Suite	Area (sf)	Available	Comment
202 CRU B	1,339	Q3-2020	Developed space
212 CRU B	1,342	Pending	Developeped space
215 CRU B	1,344	Immediately	Developed space
216 CRU B	1,538	Immediately	Developed space
Office/CRU M/N	9,967 - 12,465	2020	Call for details

McKenzie Industrial

469 McCoy Drive | Red Deer

[brochure](#)



Easy Access to the QEII Highway

- Close to nearby retail services
- Bay depths of 130' with 28' ceilings
- Leasing is 85% complete on 66,000 sf multi-bay building

Major Tenants

- NCS Oilfield Services
- ThruTubing Solutions
- Schlumberger
- SNC Lavalin
- NOVA Chemicals

Vitals

Zoning: MI - Medium Industrial
Parking: 102 stalls

Leasing Inquiries

Nola DeCecco
780.945.4812
ndececco@melcor.ca

Suite	Area (sf)	Available	Comment
122	3,964	Immediately	Industrial space
126	3,938	Immediately	Industrial space

Greenwich

Highway 1 & 83 Street | Calgary

brochure

A Mixed-Use Lifestyle Campus

- Located directly off the TransCanada Highway
- Master-planned development near established residential neighbourhoods
- Anchored by Calgary Farmers' Market West (2021)



Locator Map



Vitals

Traffic Count: 60,000
Household Income: \$146,259

Leasing Inquiries

Daniel Eggert
Melcor
780.945.4658

Suite

CRU, Office, PAD,
Retail

Area (sf)

1,200 - 20,000

Available

2020

Comment

Call for details

Vista Ridge

NW Corner of Highway 20
& Memorial Drive | Sylvan Lake

Neighbourhood shopping centre

- Serving the Sylvan Lake community with a population of 14,816



Locator Map



Vitals

Traffic Count: 27,180
Household Income: \$104,247

Leasing Inquiries

Scott Sowinski
Melcor
780.945.5795

Suite

CRU

Area (sf)

12,500

Available

Q4-2020

Comment

Call for details

Melcor Centre

400 4th Avenue S | Lethbridge

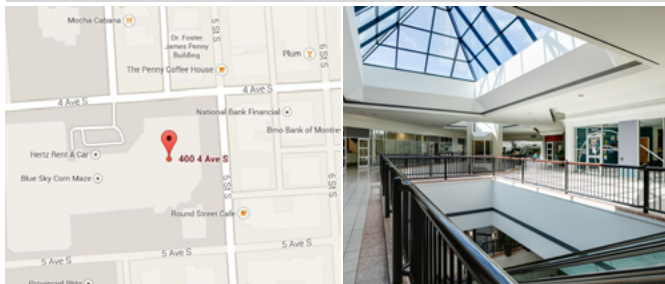
brochure

On-site security and management

- Prime downtown location
- Covered and surface parking
- Ideal for medical or professional offices
- Tenant only fitness facility
- Visit melcor.ca or contact us for complete listings



Locator Map



Vitals

Operating Costs: \$12.42
Parking: 1:1,100

Leasing Inquiries

Ashley Soames
Avison Young
403.942.6692

Grace Duff
403.327.6211
gduff@melcor.ca

Suite	Area (sf)	Available	Comment
154	1,262	Immediately	Developed space
214	505	Immediately	Developed space
236-239	1,802 - 8,233	Q3-2020	Developed space
240-244	2,249 - 9,846	Immediately	Multiple suites with demising options
315	1,042	Immediately	Developed space
401	2,211	Immediately	Developed space
404	1,759	Immediately	Undeveloped space
409	726	Immediately	Undeveloped space
500	9,518	Q1-2021	Developed space
711	881	Immediately	Developed space