



## FOR LEASE

### 1720 Bow Trail S.W. Calgary AB

Once in a lifetime lease opportunity on Bow Trail. Modern commercial space could serve as a car dealership (current use) or a variety of other creative uses.

**COMMUNITY**  
Sunalta

**LEASE AREA**  
Approximately 10.47 acres with 70,000 square foot facility

**Legal**  
5380V;E;13-25

**PROPERTY TYPE**  
Commercial

**LAND USE**  
C-COR 3

### Property highlights

- Great location adjacent to the former Greyhound terminal with access to downtown core
- Large parking lot (10.47 acres with under 15% site utilization)
- Large main building encompassing over 70,000 square feet of space, operated successfully for the past 30+ years as a car dealership
- Viewings by appointment only
- Roof replacement slated for completion Q3 2026
- Environmental remediation in progress - underground tanks scheduled for removal

### Financial info

#### Market rates

Payable monthly in advance

**SUBMISSION DATE OPEN:**  
December 9, 2025

**SUBMISSION DATE CLOSED:**  
March 31, 2026 at  
11:59 p.m. MST

## The opportunity

The City of Calgary owns the property situated at 1720 Bow Trail, SW. The property has been used as a car dealership location for over 30 years and is now available for lease.

The City of Calgary is seeking expressions of interest from experienced business operators and entrepreneurs with a vision, project and the financial capacity to establish and operate the property, independently of support from The City. The site is zoned C- COR 3, which allows for and auto-oriented commercial uses along major roadways. It can also be used for other automotive uses, retail, personal service uses, entertainment.

## The property: 1720 Bow Trail SW

The property is a total of approximately 10.47 acres situated adjacent to the former Greyhound bus terminal and the Pumphouse Drive area. It is readily accessible via a number of traffic arteries including Crowchild Trail and Bow Trail.

The site is improved with a car dealership originally constructed around 1964 and substantially renovated over the years. It has a main building measuring approximately 73,402 sq ft (59,905 ground floor; 13,495 second floor) and other ancillary facilities. The main building contains a showroom, substantial service area, auto body shop, a drive-thru vehicle drop off area, and parts area , with an upper level containing offices and a cafeteria. Another freestanding building houses sales and administration offices, and another sprung type structure houses maintenance equipment and supplies.

### Highlights

- Opportunity for commercial use, already in use as a car dealership
- Located in the community of Sunalta between the east and west bounds of Bow Trail, with easy access to the downtown core
- Tenant is responsible for all maintenance, repairs, improvements and property tax
- Term: 5 years with renewal options of up to 20 years additional
- Site coverage of 12% with ample lot for parking

### Property Information

- 10.47-acre site
- Main building with 59,906 sq. ft. on main level and 13,496 on upper level
- C-COR3 zoning
- Constructed in 1964 with renovations in 1999, 2006 and 2014

## Facility capital costs

Any tenant improvements will be at the sole cost of the tenant.

## Facility operating costs

The successful applicant will assume direct responsibility for all taxes, utilities, and fees associated with the operation of the Property.

Lease key terms and conditions

The following terms and conditions will form part of the Lease and Operating Agreement and may evolve through negotiations with the successful proponent(s). For clarity, these terms and conditions will apply to the successful proponent(s) as the 'Tenant.'

- 1. Term: 5 years initial term, plus up to 20 years additional term at the mutual option of both parties.
- 2. The Tenant shall submit applications for a development permit and land use redesignation (if required) to the Approving Authority within ninety (90) days following Landlord’s corporate approval for the proposed lease of the Property.
- 3. The Property is leased 'as is' and the Tenant shall assume all responsibility and liability including any environmental matters existing as of the Commencement Date.
- 4. Permitted use under the Lease: C-COR3 permitted uses

Planning costs

The successful applicant will be responsible for all planning work and costs related to Development and Building Permit Application processes, including technical reports, levies, development permit, building permit and inspection permits.

Building condition assessment

In Q3 of 2024, McCuaig & Associates Engineering Ltd. (MAE) was retained by the City of Calgary to undertake a Building Condition Assessment (BCA) of building and facilities located at 1720 Bow Trail, Calgary, Alberta.

The assessment concluded that: “Overall, the building is in fair to good condition, typical of a building of this age. Due to age and visible condition, major renewal of components such as cladding, roofing, HVAC equipment, electrical equipment, and paving is expected within the next 10 years.”

Overall Building Condition	Fair
Foundation & Structure	Good
Building Envelope	Fair
Mechanical Systems	Fair
Electrical Systems	Good
Life Safety Systems	Fair
Site Improvements	Fair

Based on this assessment, the consultant recommended immediate actions of completing a detailed structural review to confirm extent of deterioration and section loss and possible repairs and roof repair/ replacements. Overall, the recommended 10-year lifecycle cost to keep the location in good condition apart from the roof repairs/replacement is \$5.3 million.

Information required with application

A Business Case, including:

- General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and locations (if applicable).

Proof of financial stability:

- Please describe/include the following:
  - Projected Operational Budget
  - Projected Capital Budget
  - Audited financial statements for the past 3 years, if available
  - Bank Statements for all accounts, not more than 30 days old

References:

- Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises)

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponent’s products or services, including the City's own personnel.

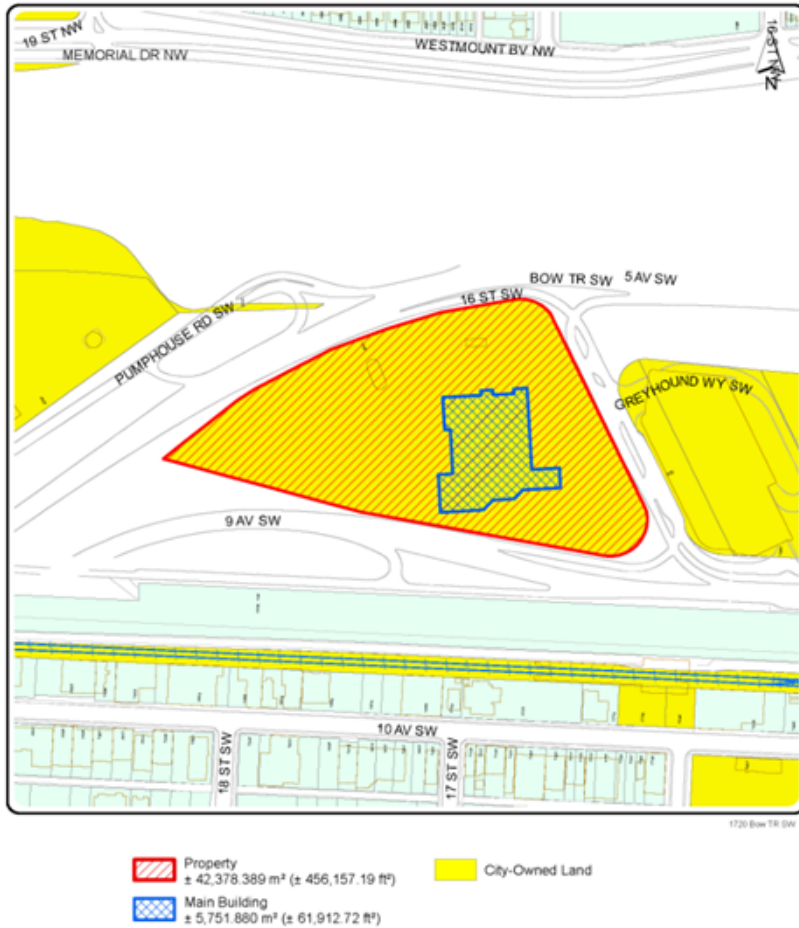
Evaluation criteria and weighting

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

*Please respond to this Expression of Interest by March 31, 2026*

Criteria	Weighting (subject to change)
Financial stability & offer	/25
Experience and track record	/20
Innovation and unique value proposition	/15
Technical and operational capability	/25
Intended use of the property	/15
TOTAL:	/100

## Site map:



## Context map:



## Contact us

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Leasing & Property Management  
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Office 403-608-2378

Submit interest using the  
**Expression of Interest Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

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