

# ◆ FOR LEASE ◆

1207 1st Street SW



## PROPERTY INFORMATION

### LOCATION

1207 - 1st Street SW

### AVAILABLE FOR LEASE

Main: 3,228 sq. ft., 2nd: 1,449 sq. ft.,

Lower: 2,765 sq. ft.

### AVAILABLE

Immediately

### PARKING

Abundant street parking

### OPERATING COSTS & TAXES

\$12.42/sq. ft. est (2019)

Based on Main & Second Floor

## DEMOGRAPHICS

### POPULATION

2016

1 KM RING

19,953

3 KM RING

109,626

5 KM RING

202,327

### AVERAGE HOUSEHOLD INCOME

2016

1 KM RING

\$98,322

3 KM RING

\$144,987

5 KM RING

\$152,932

## GENERAL INFORMATION

Located in historic Victoria Park and immediately adjacent to Ten Foot Henry.

First Street SW is home to Calgary's hottest restaurant scene, trend setting retail and high-rise residential.

Location features high ceilings, 2<sup>nd</sup> level and basement.

Abundant street parking and walk by traffic.

Recently operated as a licensed restaurant.

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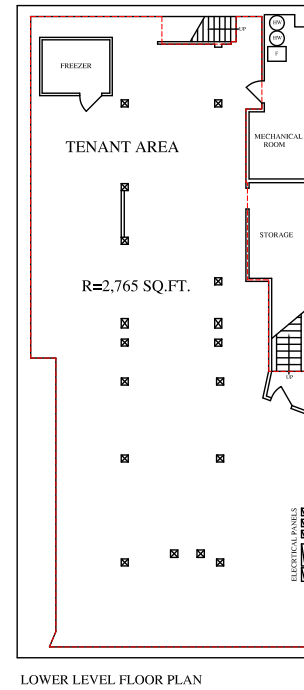
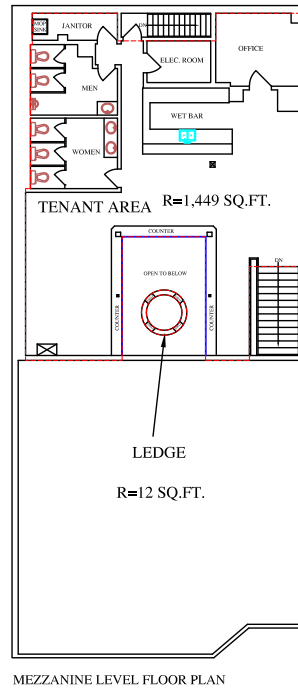
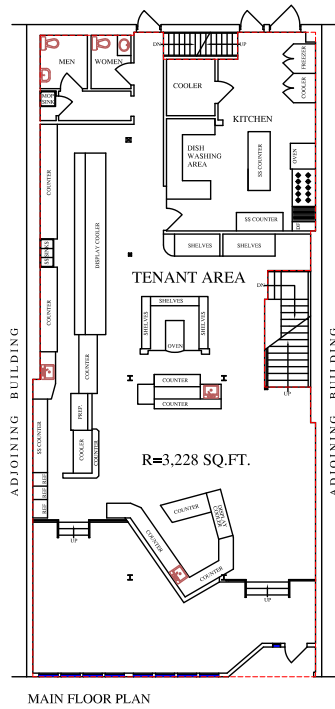
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## FLOOR PLAN



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