

◆ FOR LEASE ◆

211 12th Ave SW



PROPERTY INFORMATION

LOCATION

211 12th Ave SW

AVAILABLE FOR LEASE

Main: 1,195 sq. ft.

Upper: 401 sq. ft.

AVAILABLE

Immediately

PARKING

Abundant street parking

OPERATING COSTS & TAXES

Operating Costs: \$8.89 sq. ft.

Taxes: \$9.39 sq. ft.

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 situated just down from Native Tongues, The Beltliner, and Leopold's Tavern.

This location is fully equipped with a kitchen, ventilation, and furniture.

Recently operated as a licensed restaurant.

www.jrmercantile.com

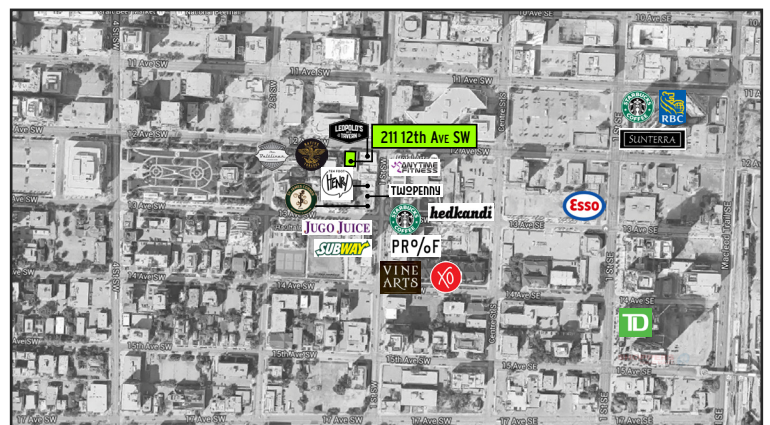
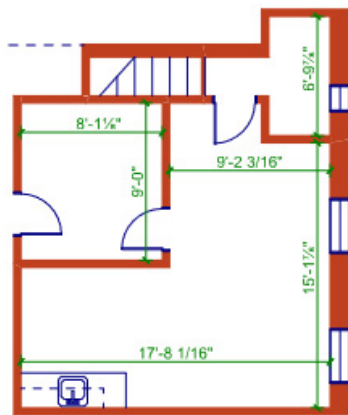
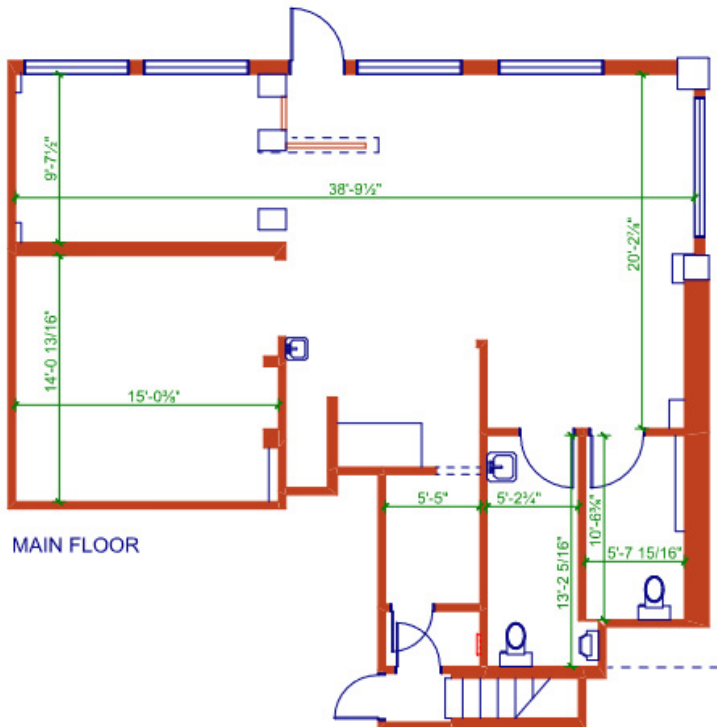
JR
• **MERCANTILE** •
REAL ESTATE ADVISORS INC

Jeff Robson • jeff@jrmercantile.com
403 770 3071 ext 200

700, 1812 4TH ST SW • T2S 1W1 • CALGARY, ALBERTA, CANADA



FLOOR PLAN



www.jrmercantile.com

JR
MERCANTILE
 REAL ESTATE ADVISORS INC

Jeff Robson • jeff@jrmercantile.com
 403 770 3071 ext 200