

◆ FOR LEASE ◆

908 13th Avenue SW, Calgary, Alberta



PROPERTY INFORMATION

LOCATION

908 13TH AVENUE SW

AVAILABLE FOR LEASE

2,209 SQ. FT.

AVAILABLE
UPON 30 DAYS
NOTICE

ASKING LEASE RATE
MARKET

TERM
5 - 10 YEARS

PARKING
ABUNDANT STREET

OPERATING COSTS
ESTIMATED
\$13.09 / SQ. FT.

TAXES
ESTIMATED
\$10.11 / SQ. FT.

DEMOGRAPHICS*

TOTAL POPULATION	1KM	3KM	5KM
2016	32,689	119,661	220,935
2021	35,122	128,557	238,273
POPULATION GROWTH	1KM	3KM	5KM
2016	7.44%	7.43%	7.85%
AVERAGE AGE OF POP.	1KM	3KM	5KM
2017	33.40	35.60	36.70
AVERAGE INCOME	1KM	3KM	5KM
2016 (Household)	\$67,805	\$82,899	\$86,862

*Copyrighted report licensed to JR Mercantile Real Estate Advisors, Inc. - 734900

GENERAL INFORMATION

Currently operating as a coffee shop, this corner location is situated with a large exterior patio fronting onto an idyllic park setting. Convenient customer parking is available directly in front on 8th Street as well as the building parkade. Access directly into the office building as well as convenient access to pedestrians on 8th street, one of Calgary's busiest pedestrian thoroughfares. High ceilings and glass exterior walls provide for a great customer experience. The space is available upon 30 days' notice.

jrmercantile.com

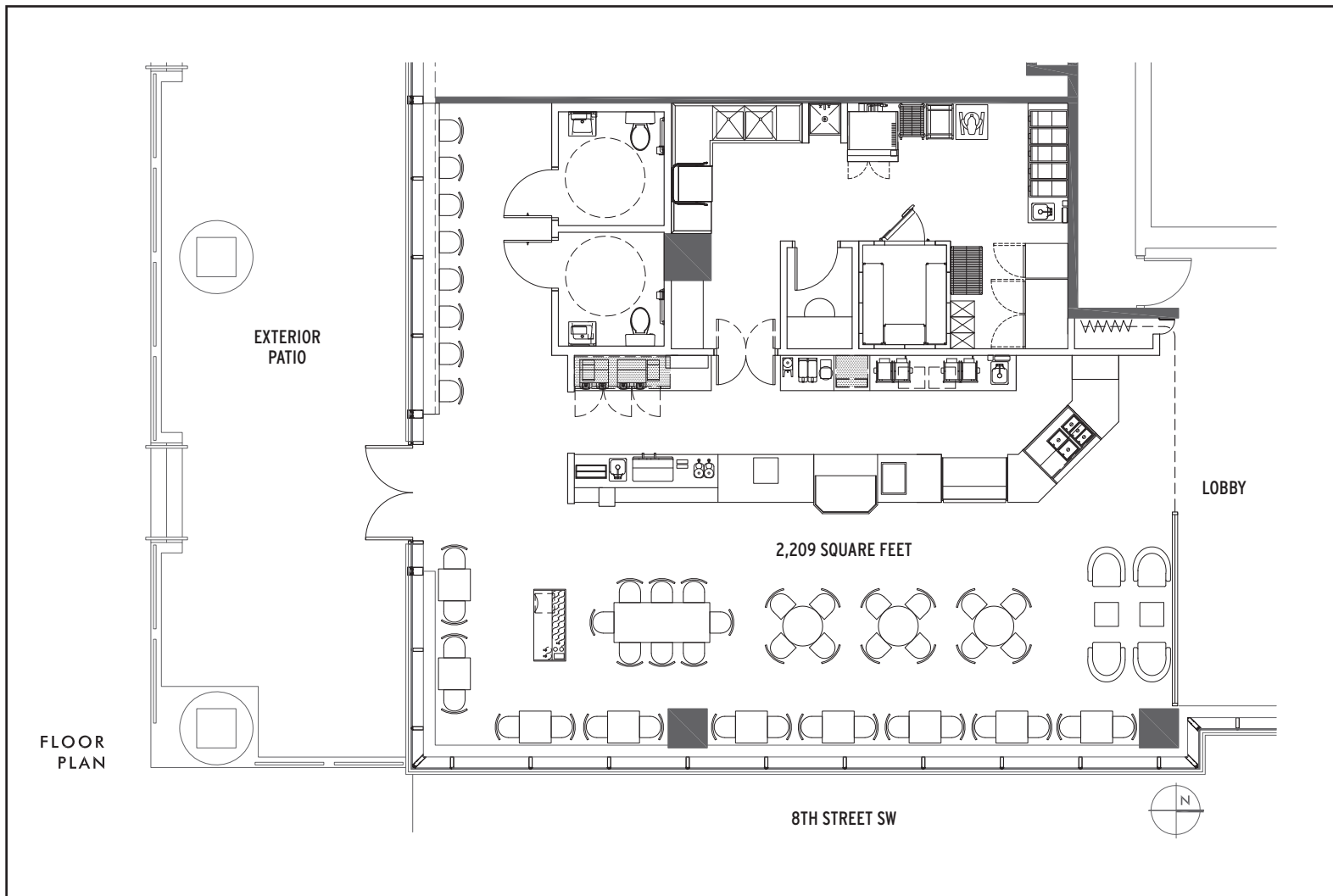
700, 1812 4TH ST SW • T2S 1W1
Calgary, Alberta, Canada



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



CURRENT LAYOUT

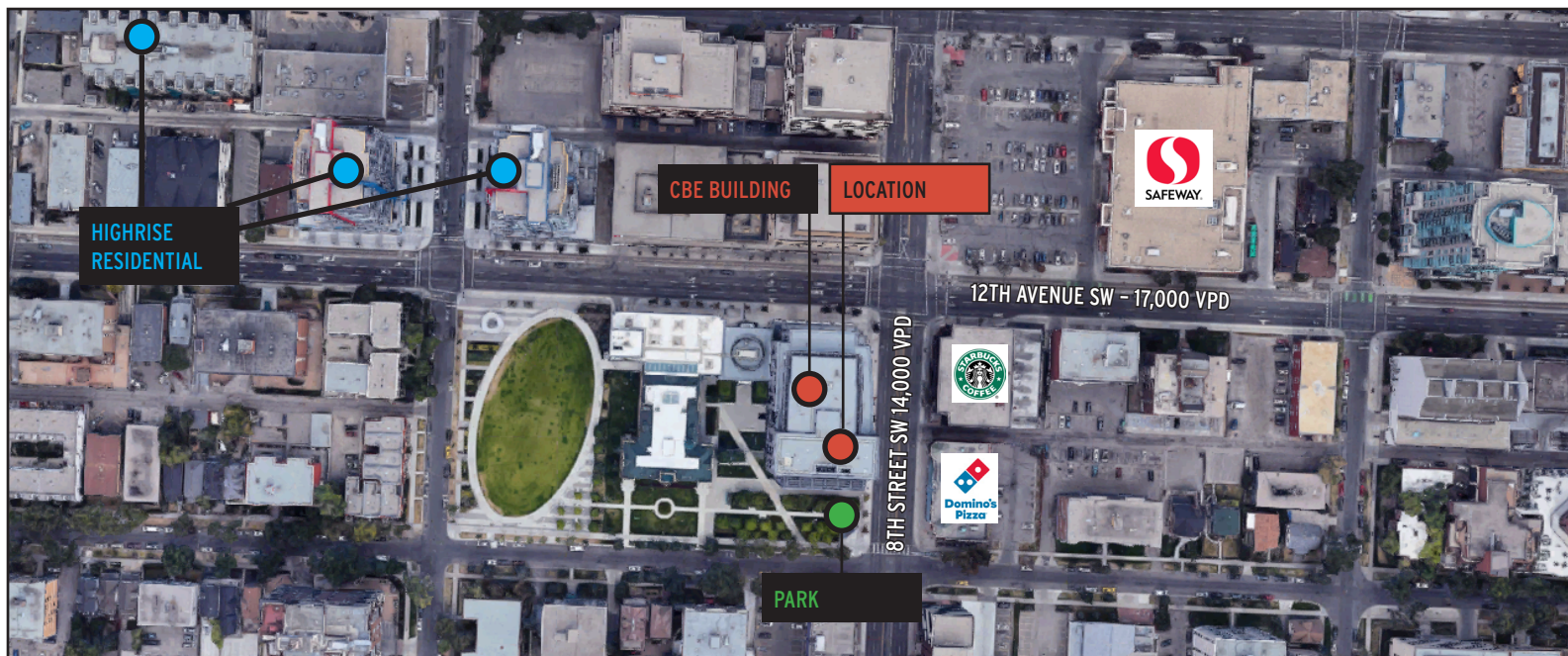


jrmercantile.com

700, 1812 4TH ST SW • T2S 1W1
Calgary, Alberta, Canada



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



PATIO FRONTS ONTO THIS PARK



jrmercantile.com

700, 1812 4TH ST SW • T2S 1W1
Calgary, Alberta, Canada

JR
MERCANTILE
REAL ESTATE ADVISORS INC

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