



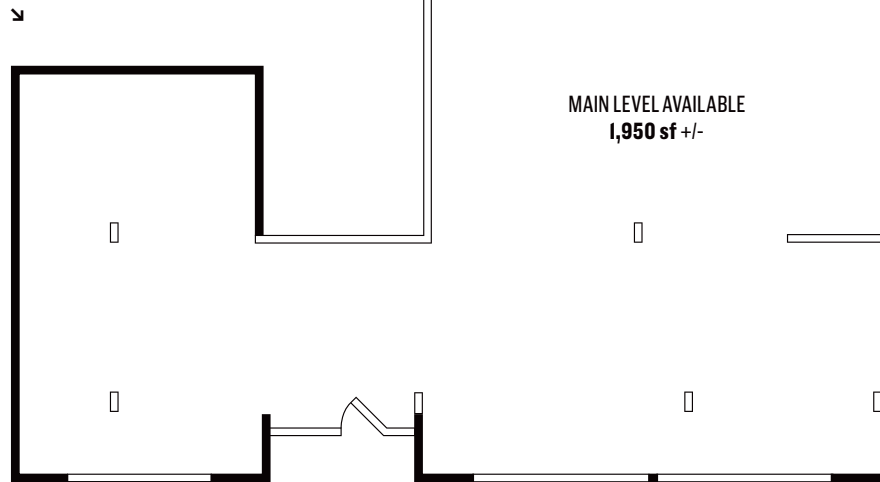
JR  
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

1122 8<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

**FLOOR PLAN**



**CITY PLAN**



**PROPERTY INFORMATION**

**LOCATION**

1122 8<sup>TH</sup> AVENUE SW

**AVAILABLE FOR LEASE**

MAIN: 1,950 SQ. FT. +/-

**AVAILABLE**

IMMEDIATELY

**TERM**

5 - 10 YEARS

**TAXES**

INCLUDED IN LEASE RATE

**OPERATING COSTS**

INCLUDED IN LEASE RATE

**LEASE RATE**

\$35.00 / SQ. FT. GROSS

**ZONING**

DC 56795

**PARKING**

TBD

**DEMOGRAPHICS**

**POPULATION**

2020	27,913
2025	31,440

**GROWTH**

2020 - 2025	12.64%	13.23%	13.32%
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**AVERAGE INCOME**

2020	\$117,694	\$149,208	\$153,011
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**MEDIAN AGE OF POP.**

2020	33.30	34.60	35.70
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**GENERAL INFORMATION**

- BRIGHT AND AFFORDABLE SPACE AT THE BASE OF THIS 48 UNIT RESIDENTIAL BUILDING.
- PROFESSIONALLY MANAGED AND RECENTLY RENOVATED BUILDING FAÇADE.
- STREET SIDE VISITOR PARKING AND A LRT STATION JUST ONE BLOCK NORTH MAKES THIS LOCATION VERY CONVENIENT FOR CUSTOMERS AND STAFF.
- A GREAT OPPORTUNITY IN A RAPIDLY DENSIFYING AREA OF THE CITY.

**TRAFFIC COUNTS**

8<sup>TH</sup> AVE SW & 10<sup>TH</sup> STREET SW: 5,000 VEHICLES / DAY  
11<sup>TH</sup> STREET SW & 9<sup>TH</sup> AVE SW: 11,000 VEHICLES / DAY

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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