



OFFICE SPACE  
FOR LEASE

322 18<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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**SURROUNDING AMENITIES**

**4<sup>TH</sup> STREET SW**

4<sup>TH</sup> STREET LIQUOR  
CANADA POST  
HANA SUSHI  
JINYA RAMEN BAR  
PETRO-CANADA  
PRESS'D  
SCOTIABANK  
TD  
THE UPS STORE

**17<sup>TH</sup> AVENUE SW**

CLEAVER  
GRINGO STREET  
LULU BAR  
NATIONAL  
ONE NIGHT STAN'S  
SECOND CUP  
SHELL  
SHIP & ANCHOR  
THE LIVING ROOM



**EAST FACING VIEW**  
←

**CITY PLAN**  
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**PROPERTY INFORMATION**

**LOCATION**

322 18<sup>TH</sup> AVENUE SW

**AVAILABLE FOR LEASE**

3,362 SQ. FT. +/-  
INCLUDING BASEMENT

**AVAILABLE**

IMMEDIATELY

**TERM**

5 YEARS

**ZONING**

CCOR - I

**TAXES**

\$29,758 / ANNUM  
(\$2,480 / MONTH)

**LEASE RATE**

\$3,000 / MONTH  
OPERATING COSTS  
INCLUDED

**PARKING**

RATE: FREE  
NUMBER OF STALLS: 4

**DEMOGRAPHICS**

**POPULATION**

2020	69,580	114,622	214,181
2025	78,046	129,059	242,792

**GROWTH**

2020 - 2025	12.17%	12.60%	13.36%
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**AVERAGE INCOME**

2020	\$142,572	\$150,081	\$155,926
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**MEDIAN AGE OF POP.**

2020	34.20	34.50	35.60
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**GENERAL INFORMATION**

- FREESTANDING 3 STORY BUILDING PLUS USABLE BASEMENT IS SITUATED ON WELL TREED LOT AND A VERY WALKABLE AND EASILY ACCESSIBLE STREET.
- LOTS OF CHARACTER IN THIS CENTURY PLUS OLD BUILDING, COULD BE THE IDEAL SETTING FOR YOUR BUSINESS, OR GROUP OF COMPLIMENTARY BUSINESSES.

**TRAFFIC COUNTS**

17<sup>TH</sup> AVE SW & 4<sup>TH</sup> STREET SW: 16,000 VEHICLES / DAY  
18<sup>TH</sup> AVE SW & 4<sup>TH</sup> STREET SW: 14,000 VEHICLES / DAY

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

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