

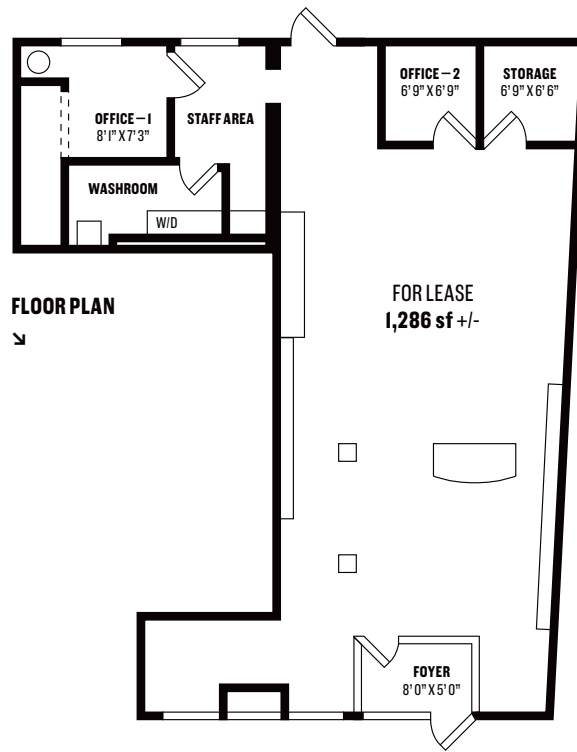
JR
MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

335 17TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071





CITY PLAN ↙



PROPERTY INFORMATION

LOCATION 335 17 TH AVENUE SW	OPERATING COSTS \$8.00 / SQ. FT.
AVAILABLE FOR LEASE MAIN: 1,286 SQ. FT. +/-	LEASE RATE MARKET
AVAILABLE JANUARY 1 ST , 2021	ZONING C - CORI
TERM 5 - 10 YEARS	PARKING TBD
TAXES INCLUDED IN OPERATING COSTS	

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2020	24,637	115,078	214,728
2025	27,462	129,586	243,422
GROWTH			
2020 - 2025	11.47%	12.61%	13.36%
AVERAGE INCOME			
2020	\$125,690	\$150,239	\$155,916
MEDIAN AGE OF POP.			
2020	33.10	34.50	35.60

GENERAL INFORMATION

- FRONT AND CENTER ON HIGHLY DESIRABLE 17TH AVENUE SW, THE ZONING PERMITS A WIDE RANGE OF USES.
 - RECENTLY RENOVATED FAÇADE ON THE MAIN FLOOR OF THIS 83 RESIDENTIAL UNIT APARTMENT BUILDING.
 - THIS STREET FRONT LOCATION BECOMES AVAILABLE IN JANUARY, BUT IT WON'T LAST LONG.
- TRAFFIC COUNTS**
17TH AVE SW & 4TH STREET SW: 16,000 VEHICLES / DAY
17TH AVE SW & 2ND STREET SW: 11,000 VEHICLES / DAY

VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204