

th ave

44654)

EXQUINALS ANAILS & Spa

CONTROL SUCRÉ DODY SUGARING BOUTION CRUSSION

COWBOTS

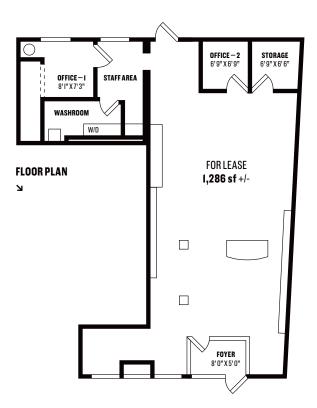
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RETAIL SPACE FOR LEASE

335 17TH AVENUE SW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



CITY PLAN

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PROPERTY INFORMATION

| LOCATION 335 I7 TH AVENUE SW | OPERATING COSTS \$8.00 / SQ. FT. |
|--|--|
| AVAILABLE FOR LEASE | LEASE RATE |
| MAIN: 1,286 SQ. FT. +/- | MARKET ZONING |
| JANUARY I st , 2021 | C - CORI |
| TERM | PARKING |
| 5 - 10 YEARS | TBD |
| TAXES | |
| | |

INCLUDED IN OPERATING COSTS

DEMOGRAPHICS

| POPULATION | IKM | 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 | \$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

I7TH AVE SW & 4TH STREET SW: I6,000 VEHICLES / DAY I7TH AVE SW & 2ND STREET SW: II,000 VEHICLES / DAY

VISIT US

300, 525 II[™] AVENUE SW CALGARY, ALBERTA T2R 0C9

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