

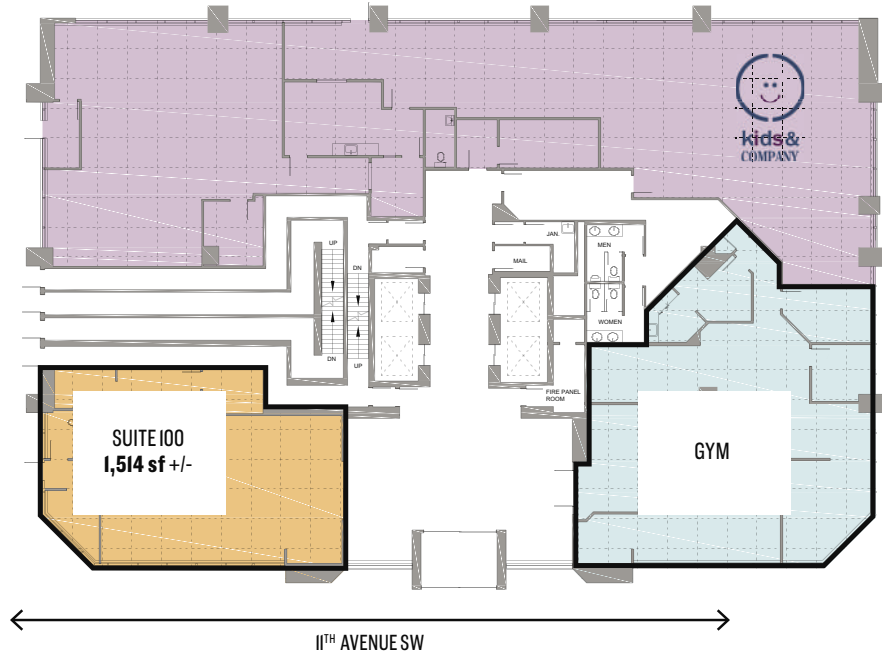
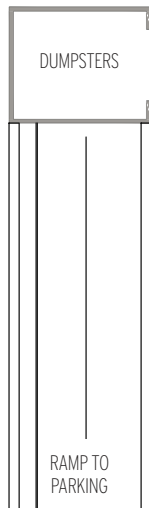


RETAIL SPACE
FOR LEASE

333 11TH AVENUE SW
CALGARY, ALBERTA

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FLOOR PLAN



CITY PLAN



PROPERTY INFORMATION

LOCATION

333 11TH AVENUE SW

AVAILABLE FOR LEASE

SUITE 100:
1,514 SQ. FT. +/-

AVAILABLE

IMMEDIATELY

OPERATING COSTS & TAXES

\$17.21 / SQ. FT. (2021)

LEASE RATE

MARKET

ZONING

CITY CENTRE
MIXED USE

DEMOGRAPHICS

POPULATION

	2KM	3KM	5KM
2020	74,709	120,518	217,601
2025	83,859	135,998	246,589

GROWTH

	2KM	3KM	5KM
2020 - 2025	12.25%	12.84%	13.32%

AVERAGE INCOME

	2KM	3KM	5KM
2020	\$130,596	\$145,210	\$154,241

MEDIAN AGE OF POP.

	2KM	3KM	5KM
2020	34.00	34.60	35.60

GENERAL INFORMATION

- THE RETAIL SPACE OF 333 11TH AVENUE IS SITUATED PROMINENTLY AMONG OFFICE BUILDINGS AND HIGH RISE RESIDENTIAL TOWERS, PROVIDING FOR BOTH DAYTIME AND EVENING/WEEKEND TRAFFIC
- A FEW STEPS AWAY FROM 4TH STREET SW, AND POPULAR RESTAURANTS AND HIGH-END LOUNGES OF THE VICTORIA PARK DISTRICT
- THE AVAILABLE SPACE WITH ITS HIGH CEILING, ABUNDANT GLAZING AND POTENTIAL PATIO LENDS ITSELF TO FOOD SERVICE, FITNESS OR PERSONAL SERVICES SUCH AS SPA OR SALON

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