

THE EAGLE BLOCK EST. 1905

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

RETAIL SPACE
FOR LEASE

1209 1ST STREET SW
CALGARY, ALBERTA

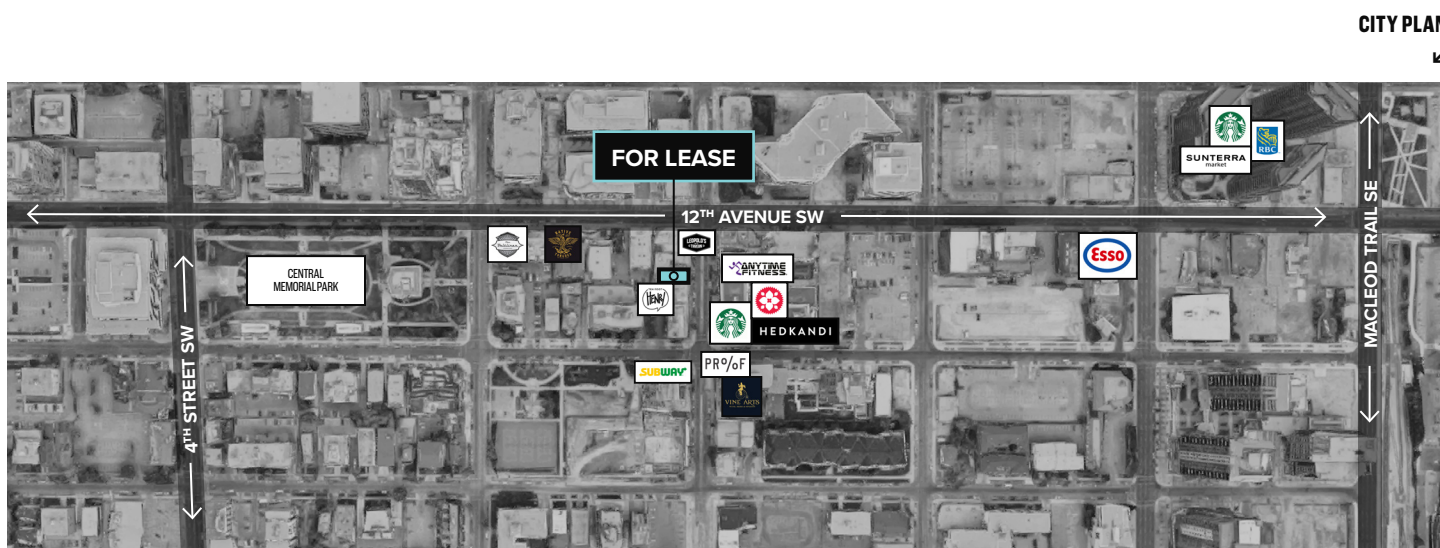
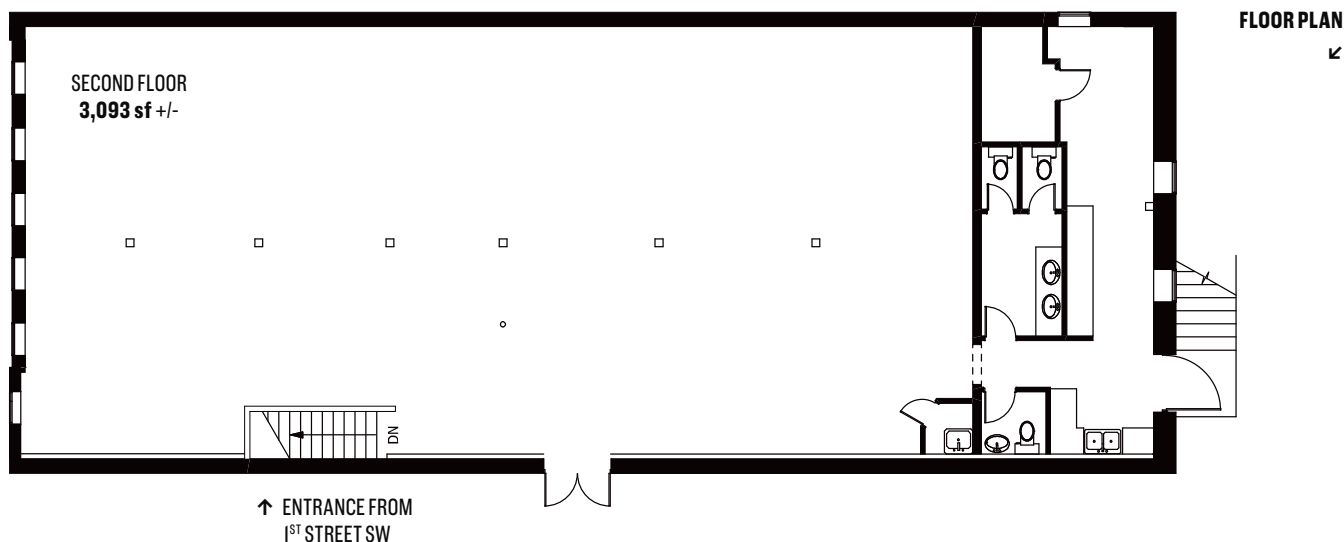
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13673

STREET SW

1209 1ST STREET SW
SCAN FOR VIRTUAL
TOUR ➤





PROPERTY INFORMATION

LOCATION

1209 1ST STREET SW

AVAILABLE FOR LEASE

TOTAL: 3,093 SQ. FT. +/-

AVAILABLE

IMMEDIATELY

TERM

FLEXIBLE TERM LENGTHS

TAXES &

OPERATING COSTS

\$10.00 / SQ. FT.

LEASE RATE

MARKET

ZONING

CC — COR

DEMOGRAPHICS

POPULATION

2020

2025

GROWTH

2020 - 2025

AVERAGE INCOME

2020

MEDIAN AGE OF POP.

2020

2KM

71,202

79,939

12.27%

\$131,487

34.10

3KM

116,525

131,406

12.77%

\$144,581

34.60

5KM

214,359

242,817

13.28%

\$154,168

35.60

GENERAL INFORMATION

- BRIGHT, SPACIOUS, AND AFFORDABLE OPEN CONCEPT SPACE AVAILABLE FOR EITHER OFFICE OR RETAIL USE
- WALKING DISTANCE FROM LRT / DOWNTOWN CORE
- NEARBY TO AN EXCELLENT SELECTION OF AMENITIES INCLUDING: TEN FOOT HENRY, NATIVE TONGUES, THE BELTLINER, STARBUCKS, AND ANYTIME FITNESS
- ABUNDANCE OF PARKING OPTIONS IN THE AREA
- SITUATED IN THE BELTLINE, ONE OF THE MOST DENSELY POPULATED DISTRICTS IN CALGARY

TRAFFIC COUNTS

1ST STREET SW & 12TH AVENUE SW: 7,000 VEHICLES/DAY

12TH STREET SW & 2ND STREET SW: 14,000 VEHICLES/DAY

VISIT US

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

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