

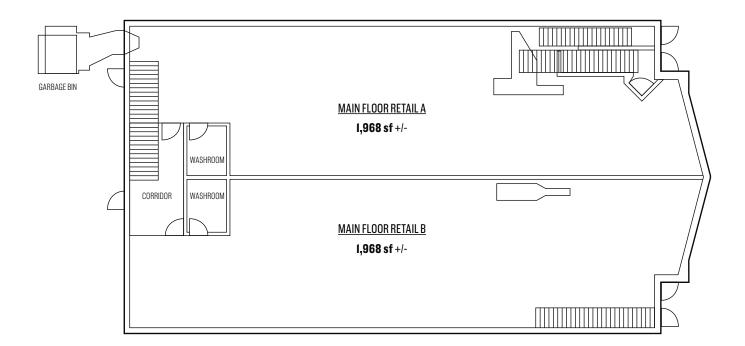
RETAIL SPACE FOR LEASE OR SALE

628 11[™] AVENUE SW CALGARY, ALBERTA

GIBSON FINE AIR

jrmercantile.com · 403.770.3071

MAIN FLOOR PLAN



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

628 IITH AVENUE SW

AVAILABLE FOR LEASE OR SALE

MAIN FLOOR RETAIL A: 1,968 SQ. FT.

MAIN FLOOR RETAIL B: 1,968 SQ. FT.

SECOND FLOOR : 6,000 SQ. FT.

AVAILABLE

IMMEDIATELY

VISIT US

COST \$2,450,000.00

TERM 5 – 10 YEARS

OPERATING COSTS \$14.00 / SQ. FT. INCLUDING TAXES

TAXES FOR A SALE \$66,812.17

0,812.17

LEASE RATE MARKET

PARKING 3 COVERED &

9 UNDERGROUND — \$250.00 / STALL

ZONING CC-X

TOTAL SQ. FT. ON SITE 15,290 SQ. FT. ON 0.15 ACRES
 TRAFFIC COUNTS

 IITH AVENUE SW:

 18,000 VEHICLES / DAY

 IITH AVENUE SW AND

 6TH STREET SW:

 16,000 VEHICLES / DAY

 IITH AVENUE SW AND

IITH AVENUE SW AND 5TH STREET SW: *14,000 VEHICLES / DAY*

ANDREW KAY ASSOCIATE

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DEMOGRAPHICS

3KM

125,736

139,725

11.13%

\$145,152

36.70

5KM

225,876

252,077

II.60%

\$150,852

37.30

IOKM

625,141

II.50%

\$139,112

38.50

694,824

POPULATION

2021

2026

2021

2021

GROWTH

2021 - 2026

AVERAGE INCOME

MEDIAN AGE OF POP.

JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307l ext 200

CALGARY, ALBERTA T2R 0C9

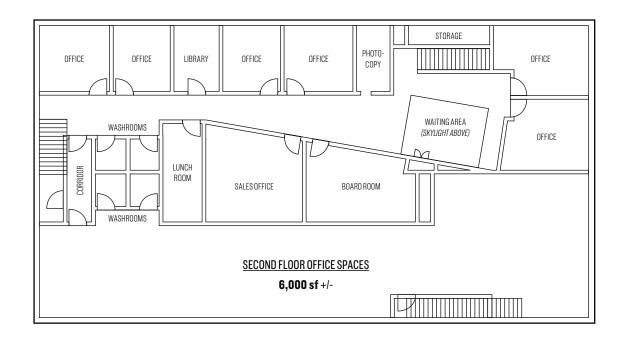
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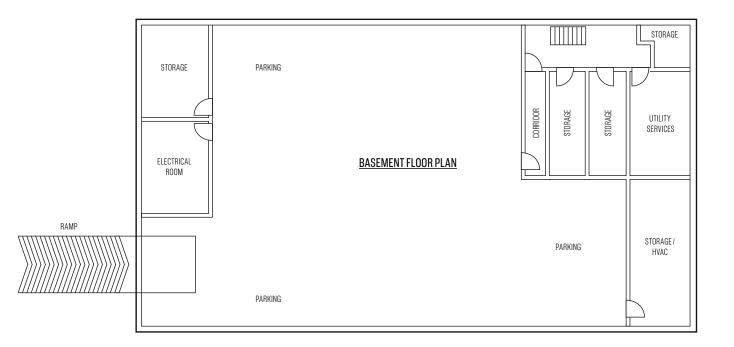
300, 525 IITH AVENUE SW

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SECOND FLOOR & BASMENT FLOOR PLANS

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GENERAL INFORMATION

LOCATED ON IITH AVE, THIS GREAT OWNER/USER OPPORTUNITY HAS INCREDIBLE EXPOSURE SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE AREA IS PRIMED FOR A RESURGENCE EXISTING SPA INFRASTRUCTURE IN PLACE FOR TURN-KEY SALON/SPA OPPORTUNITY DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE *(EST.)*

VISIT US

300, 525 II[™] AVENUE SW CALGARY, ALBERTA T2R 0C9 ANDREW KAY ASSOCIATE andrew@jrmercantile.com 403.770.307I ext 20I JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307l ext 200

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