

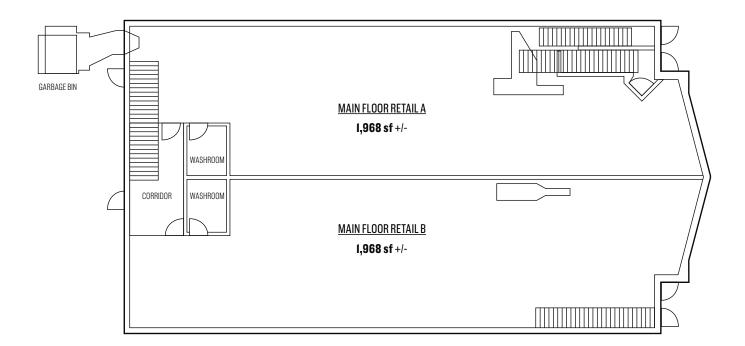
## RETAIL SPACE FOR LEASE OR SALE

628 11<sup>™</sup> AVENUE SW CALGARY, ALBERTA

GIBSON FINE AIR

jrmercantile.com · 403.770.3071

#### MAIN FLOOR PLAN



#### **PROPERTY INFORMATION & TRAFFIC COUNTS**

## LOCATION

628 II<sup>TH</sup> 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

 II<sup>TH</sup> AVENUE SW:

 *18,000 VEHICLES / DAY* 

 II<sup>TH</sup> AVENUE SW AND

 6<sup>TH</sup> STREET SW:

 *16,000 VEHICLES / DAY* 

 II<sup>TH</sup> AVENUE SW AND

#### II<sup>TH</sup> AVENUE SW AND 5<sup>TH</sup> 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

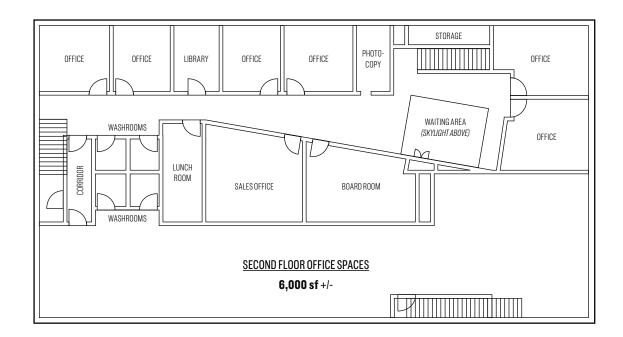
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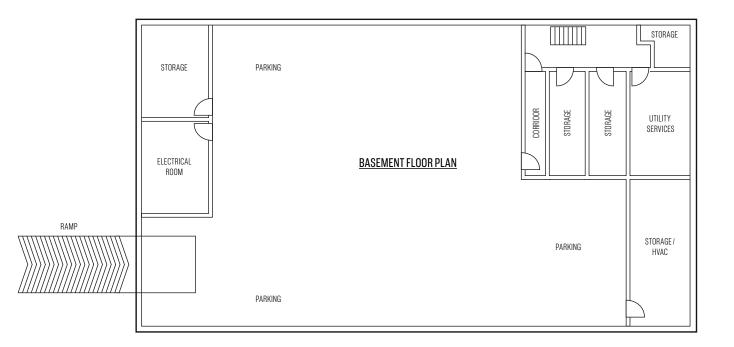
300, 525 II<sup>TH</sup> AVENUE SW

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#### **SECOND FLOOR & BASMENT FLOOR PLANS**

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VISITUS 300, 525 II<sup>TH</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9

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#### **GENERAL INFORMATION**

LOCATED ON II<sup>TH</sup> 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<sup>™</sup> 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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