

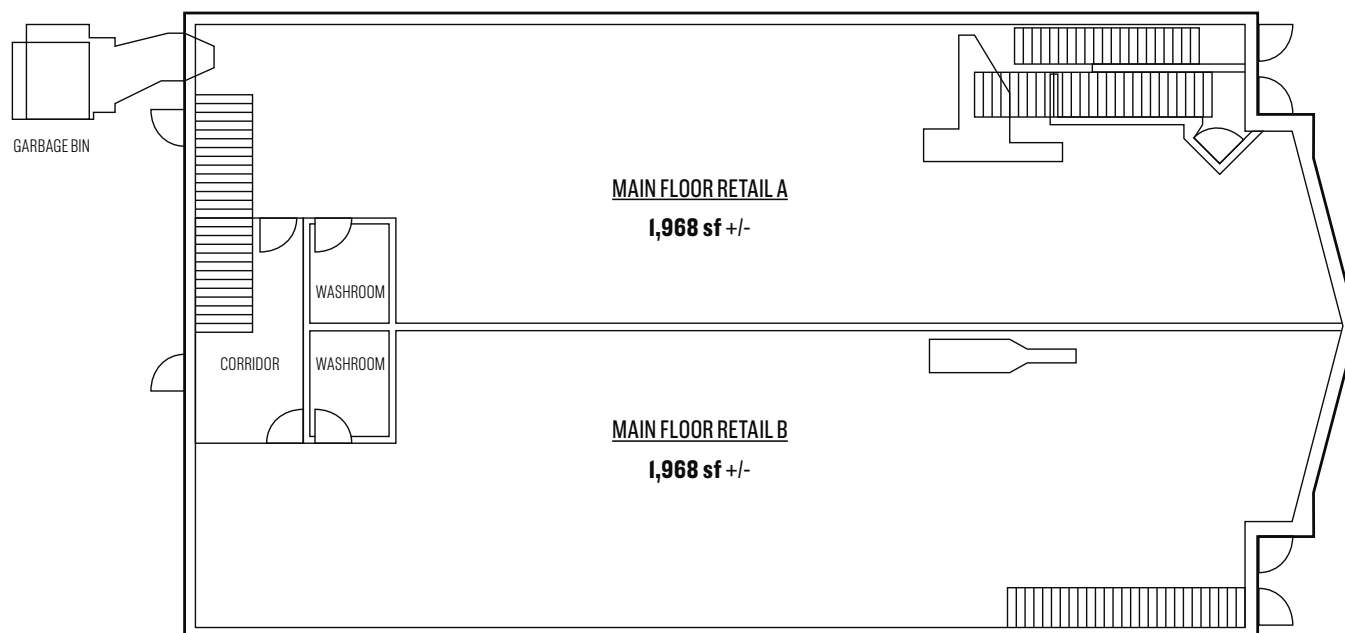


RETAIL SPACE
FOR LEASE
OR SALE

628 11TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

MAIN FLOOR PLAN



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

628 11TH AVENUE SW

COST

\$2,450,000.00

LEASE RATE

MARKET

TRAFFIC COUNTS

11TH AVENUE SW:
18,000 VEHICLES / DAY

11TH AVENUE SW AND
6TH STREET SW:
16,000 VEHICLES / DAY

11TH AVENUE SW AND
5TH STREET SW:
14,000 VEHICLES / DAY

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.

TERM

5 - 10 YEARS

OPERATING COSTS

\$14.00 / SQ. FT.
INCLUDING TAXES

TAXES FOR A SALE

\$66,812.17

PARKING

3 COVERED &
9 UNDERGROUND —
\$250.00 / STALL

ZONING

CC-X

TOTAL SQ. FT. ON SITE

15,290 SQ. FT. ON
0.15 ACRES

AVAILABLE

IMMEDIATELY

DEMOGRAPHICS

POPULATION

	3KM	5KM	10KM
2021	125,736	225,876	625,141
2026	139,725	252,077	694,824

GROWTH

	3KM	5KM	10KM
2021 - 2026	11.13%	11.60%	11.50%

AVERAGE INCOME

	3KM	5KM	10KM
2021	\$145,152	\$150,852	\$139,112

MEDIAN AGE OF POP.

	3KM	5KM	10KM
2021	36.70	37.30	38.50

VISIT US

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

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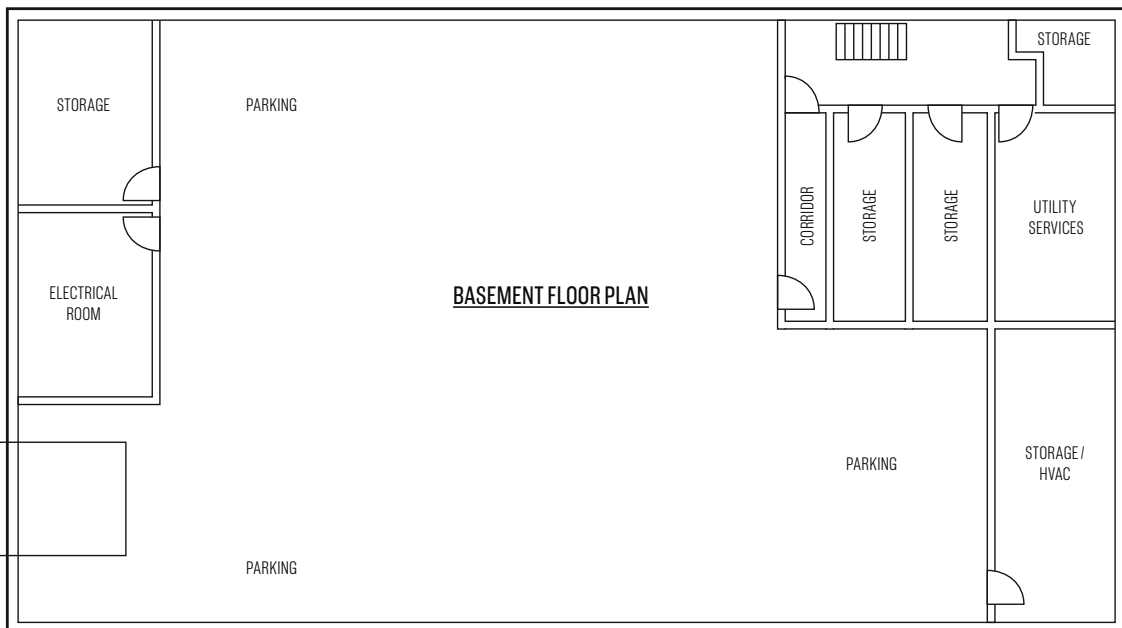
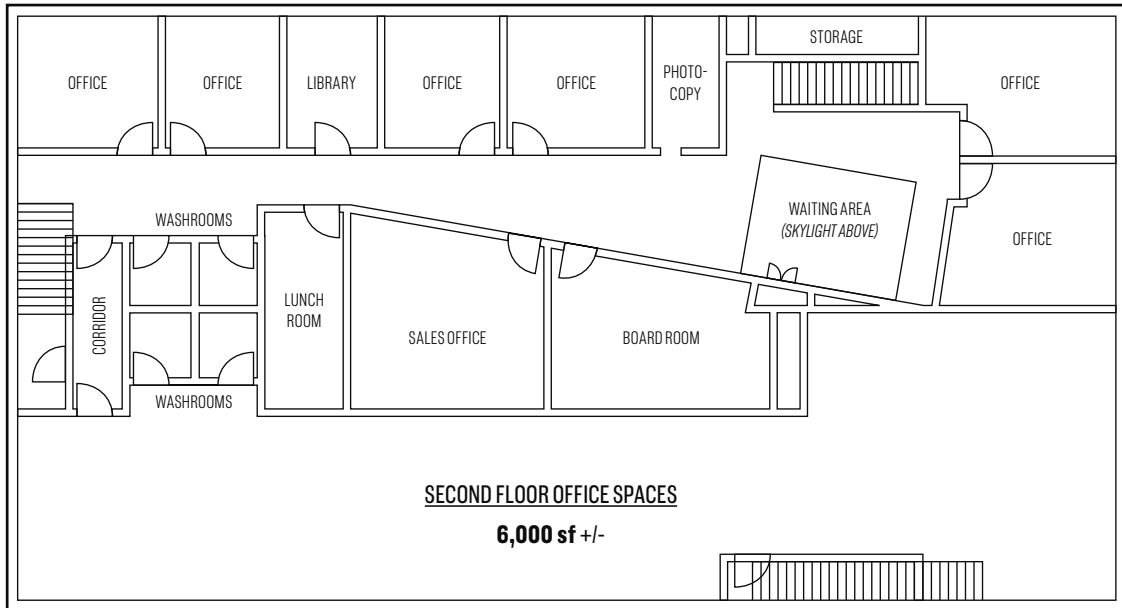
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SECOND FLOOR & BASMENT FLOOR PLANS



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GENERAL INFORMATION

LOCATED ON 11TH 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.)

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