

RETAIL SPACE

HEAD PUBLIC HOUSE

120.000

1637 37[™] STREET SW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

GENERAL INFORMATION

FULLY FIXTURED RESTAURANT/PUB LOCATED AT THE CORNER OF 17 $^{\rm TH}$ AVE SW AND 37 $^{\rm TH}$ ST SW

EQUIPPED WITH 20+ BEER LINES, HIGH QUALITY WOOD FURNISHINGS, AND ATTACHED PATIO

SIGNAGE EXPOSURE TO I7[™] AVE SW

BASEMENT IS BUILT OUT FOR STORAGE AND OFFICE USE - INCLUDED AT NO ADDITIONAL COST

60+/- PARKING STALLS AVAILABLE ON SITE

CITY PLAN

PROPERTY INFORMATION

LOCATION	TERM
I637 37 TH STREET SW	5 - 10 YEARS
CALGARY	
	OPERATING COSTS
AVAILABLE FOR LEASE	& TAXES
MAIN FLOOR:	\$9.00 / SQ.FT.
6,430 SQ.FT. +/-	
BASEMENT:	LEASE RATE
5,460 SQ.FT. +/- (FREE)	MARKET

AVAILABLE

IMMEDIATELY

DEMOGRAPHICS

ZONING

PARKING

MIXED USE -

(MU-2F3.0H46)

PARKING TO THE

NORTH AND WEST

OF THE PROPERTY

INCLUDED IN THE LEASE

ACTIVE FRONTAGE

POPULATION	2KM	3KM	5KM
2022	38,674	84,865	224,701
2026	43,197	94,589	250,970
GROWTH			
2022 - 2026	11.7%	11.5%	11.7%
AVERAGE INCOME			
2022	\$129,655	\$151,565	\$164,932
MEDIAN AGE OF POP.			
2022	38.0	39.0	38.0

TRAFFIC COUNTS

BOW TRAIL SW AND IITH AVENUE SW - S: 34,000 VEHICLES / DAY

I7TH AVENUE SW AND 34TH STREET SW - E: 25,000 VEHICLES / DAY

I6TH AVENUE SW AND 37TH STREET SW - W: I6,000 VEHICLES / DAY



JEFF ROBSON PRESIDENT & BROKER ALEX MORRISON ASSOCIATE

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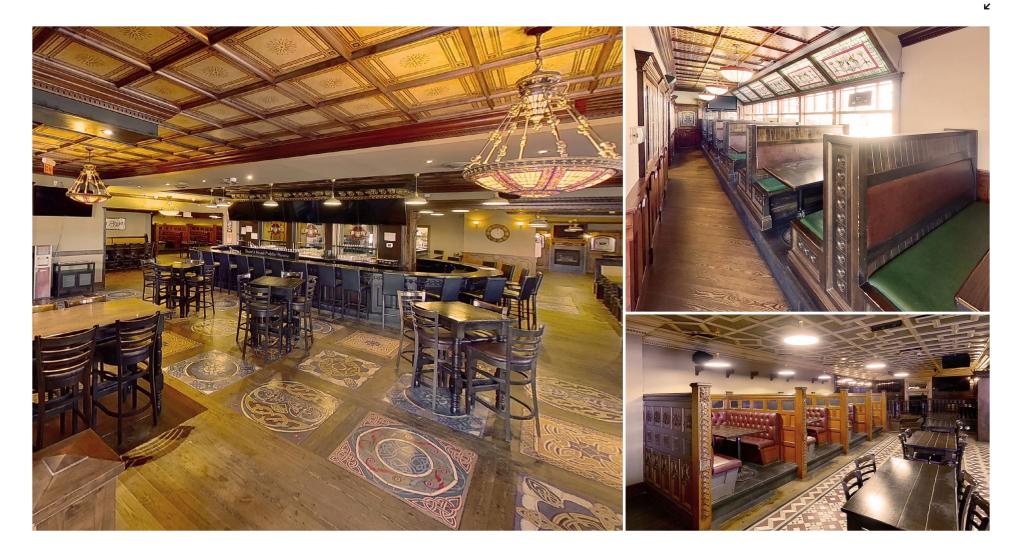
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300, 525 II[™] AVENUE SW

CALGARY, ALBERTA T2R 0C9

VISIT US

INTERIOR IMAGES



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