



MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

1637 37TH STREET SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

GENERAL INFORMATION

FULLY FIXTURED RESTAURANT/PUB LOCATED AT THE CORNER OF 17TH AVE SW AND 37TH ST SW

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

SIGNAGE EXPOSURE TO 17TH 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

1637 37TH STREET SW
CALGARY

TERM

5 - 10 YEARS

ZONING

MIXED USE —
ACTIVE FRONTAGE
(MU-2F3.0H46)

AVAILABLE FOR LEASE

MAIN FLOOR:
6,430 SQ.FT. +/-

BASEMENT:
5,460 SQ.FT. +/- (FREE)

OPERATING COSTS & TAXES

\$9.00 / SQ.FT.

LEASE RATE

MARKET

PARKING

PARKING TO THE
NORTH AND WEST
OF THE PROPERTY
INCLUDED IN
THE LEASE

AVAILABLE

IMMEDIATELY

DEMOGRAPHICS

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 11TH AVENUE SW – S:
34,000 VEHICLES / DAY

17TH AVENUE SW AND 34TH STREET SW – E:
25,000 VEHICLES / DAY

16TH AVENUE SW AND 37TH STREET SW – W:
16,000 VEHICLES / DAY

VISIT US

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

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INTERIOR IMAGES



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