



JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR SALE

ERA — 123 4TH STREET NE
CALGARY, ALBERTA

jrmmercantile.com · 403.770.3071

PROPERTY INFORMATION

LOCATION ERA — I23 4 TH STREET NE	TOTAL SQ. FT. OF OPPORTUNITY 1,420 SQ. FT.	TAXES TBD	ZONING DIRECT CONTROL 9D2015 FOLLOWING COMMERCIAL — CORRIDOR I (C-CORI) GUIDELINES
AVAILABLE FOR SALE MAIN FLOOR STRATA CRU #1: 1,894 SQ. FT. SOLD	AVAILABLE IMMEDIATELY	CEILING HEIGHT 11 FT. CLEAR	PARKING 2 TITLE STALLS PER CRU. 22 VISITOR STALLS BELOW GRADE.
CRU #2: 1,420 SQ. FT. SOLD	ASKING PRICE \$600.00 / SQ. FT.	POWER CRU #2: 100 A	
CRU #3: 1,356 SQ. FT. SOLD	ESTIMATED CONDO FEES \$ 11.12 / SQ. FT. PER YEAR		

DEMOGRAPHICS

	2KM	3KM	5KM
POPULATION			
2022	52,271	107,851	196,899
2027	57,553	118,543	216,554
GROWTH			
2022 - 2027	2.0%	2.0%	2.0%
AVERAGE INCOME			
2022	\$116,631	\$117,842	\$132,084
MEDIAN AGE OF POP.			
2022	38.0	37.3	37.6

TRAFFIC COUNTS

4TH AVENUE FLYOVER AND EDMONTON TRAIL NE:
31,000 VEHICLES / DAY

4TH STREET NE AND MEREDITH ROAD SE:
16,000 VEHICLES / DAY

4TH STREET NE:
11,000 VEHICLES / DAY



GENERAL INFORMATION

SITUATED ON THE BORDER OF THE HIGHLY DESIRABLE COMMUNITIES OF CRESCENT HEIGHTS AND BRIDGELAND POSITIONED AT THE BASE OF COMPLETELY SOLD OUT 220 UNIT RESIDENTIAL CONDOMINIUM PROJECT.

THE OPPORTUNITY PRESENTS PHENOMENAL MAIN FLOOR PRESENCE TO 4TH STREET NE WITH HIGH PROFILE END CAPS MAXIMIZING LIGHT AND EXPOSURE, FRONTING 1ST AVENUE NE AND MARSH ROAD NE RESPECTIVELY.

IMMEDIATELY ADJACENT TO A WELL-ESTABLISHED COMMERCIAL AND RESIDENTIAL NODE OF MEDIUM TO HIGH DENSITY RESIDENTIAL AND AWARD-WINNING RESTAURANTS AND POPULAR RETAIL SERVICES.

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CITY PLAN

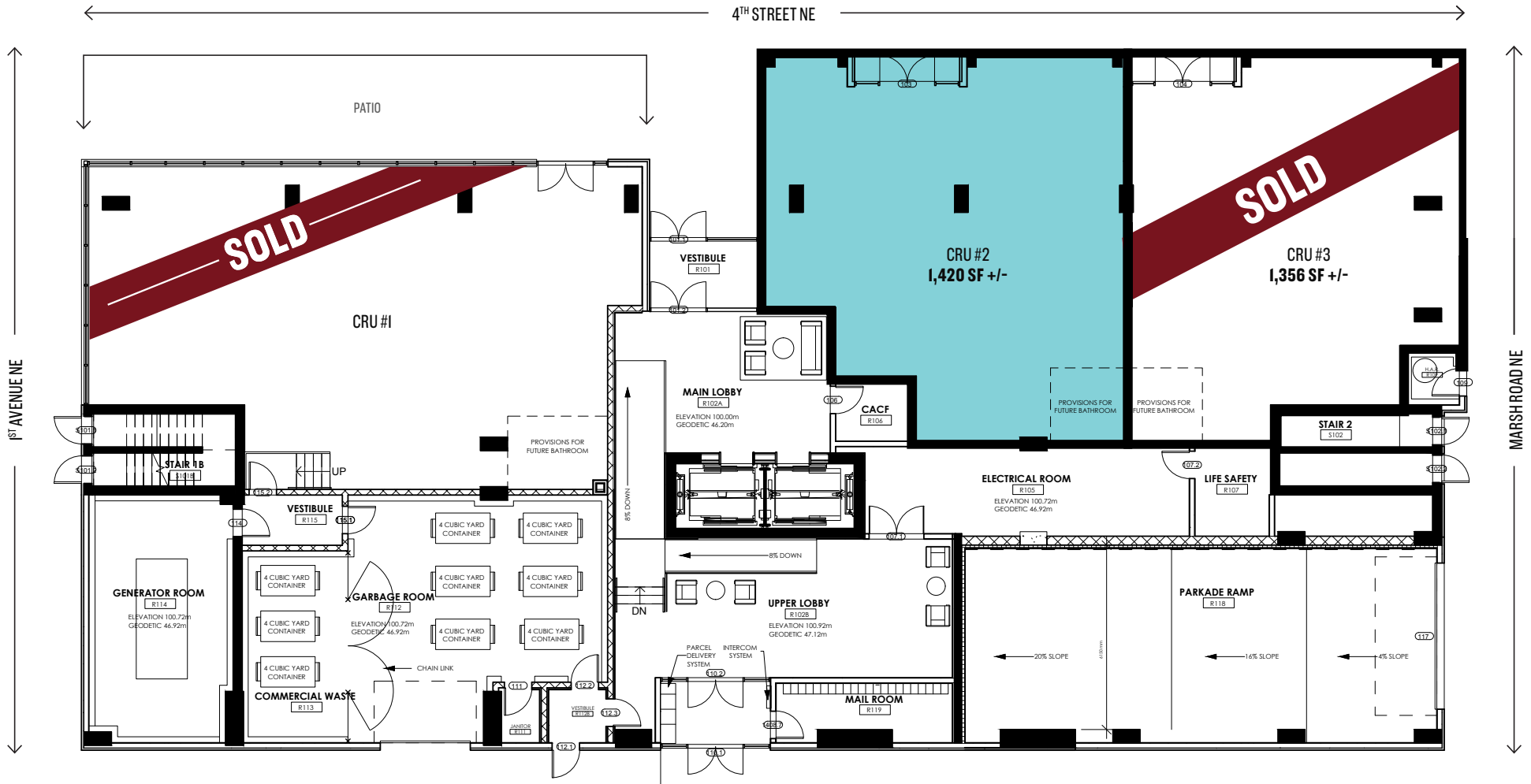
VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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ALEX MORRISON ASSOCIATE
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FLOOR PLAN



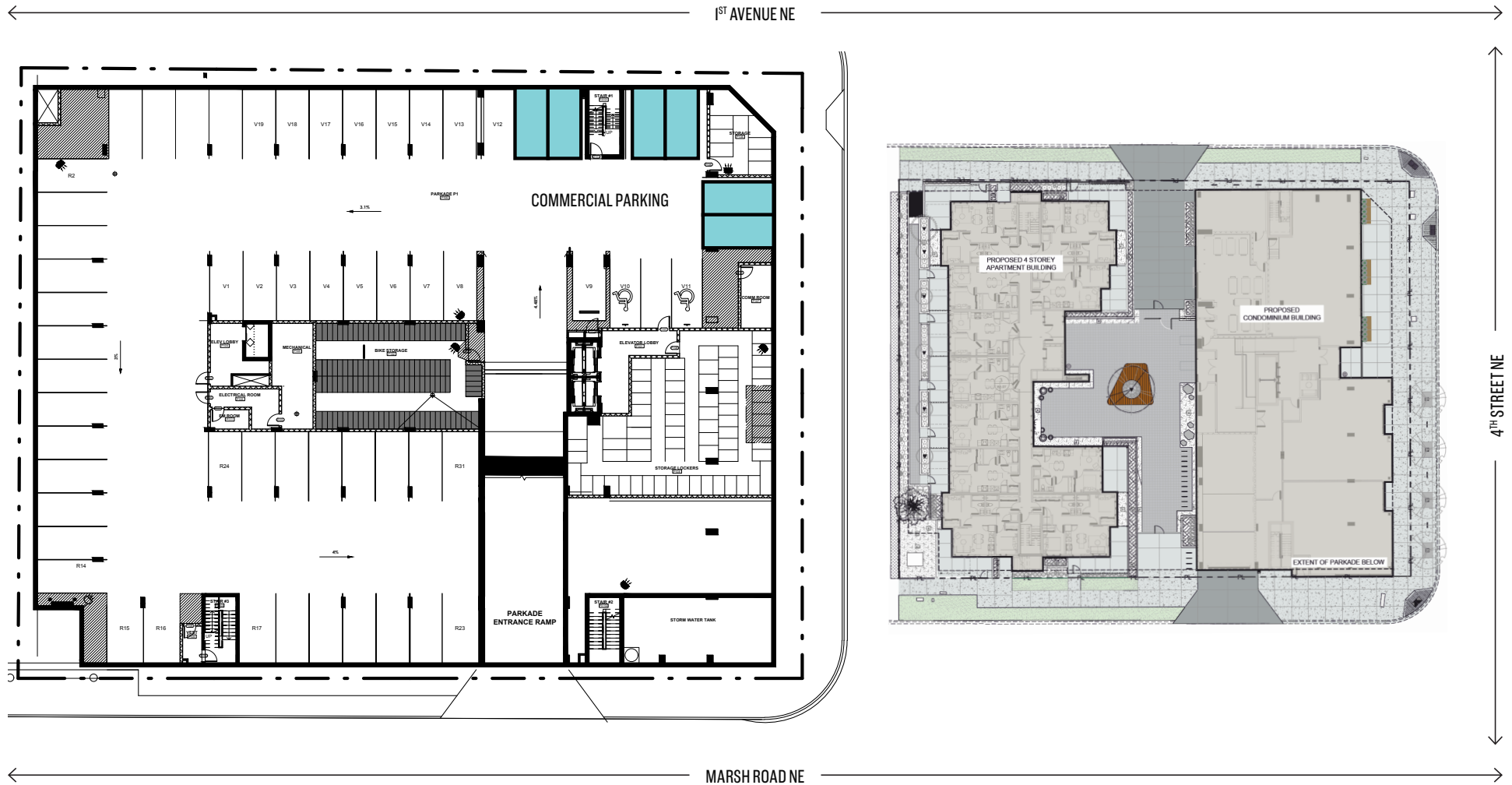
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PARKING PLAN + SITE PLAN



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ABOUT



ABOUT MINTO COMMUNITIES

SINCE OUR HUMBLE BEGINNINGS IN 1955, MINTO GROUP HAS SUCCESSFULLY BUILT A FULLY INTEGRATED REAL ESTATE COMPANY OFFERING NEW HOMES AND CONDOS, RENTALS, FURNISHED SUITES, PROPERTY AND INVESTMENT MANAGEMENT.

WITH EXPERTISE IN HOME BUILDING, CONSTRUCTION, PROPERTY AND INVESTMENT MANAGEMENT, WE'VE BUILT OVER 95,800 HOMES, MANAGE 14,600 RENTAL UNITS AND CARRY 2.4 MILLION SQUARE FEET OF COMMERCIAL SPACE. OUR INVESTMENT MANAGEMENT PORTFOLIO SPANS \$4.1 BILLION (AS AT JANUARY, 2022).

WITH OVER 1,370 EMPLOYEES IN CANADA AND THE SOUTHERN USA, WE PROUDLY BUILD BETTER PLACES FOR PEOPLE TO LIVE, WORK AND PLAY, ONE HOME AND ONE RELATIONSHIP AT A TIME. TO US, IT'S ALL ABOUT SPECIAL MOMENTS – LIKE THE THRILL OF A NEW APARTMENT, THE PRIDE IN OWNING A FIRST HOME, OR A GROWING INVESTMENT PARTNERSHIP.



ABOUT JR MERCANTILE REAL ESTATE ADVISORS

JR MERCANTILE REAL ESTATE ADVISORS INC. IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY.

PEOPLE KNOW US AS CALGARY INNER-CITY AND MIXED-USE EXPERTS. WE ADVISE TENANTS, BUILDING OWNERS AND LAND DEVELOPERS ON MAXIMIZING ASSET VALUE BY BRINGING PROPERTIES TO LIFE.

WE SPECIALIZE IN THE RETAIL ENVIRONMENT WITH A FOCUS ON RESTAURANTS, MEDICAL AND HEALTH SERVICES REPRESENTATION. YOU CHOOSE JR MERCANTILE WHEN YOU WANT SOUND ADVICE, CREATIVE SOLUTIONS AND DEDICATED ATTENTION.



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