

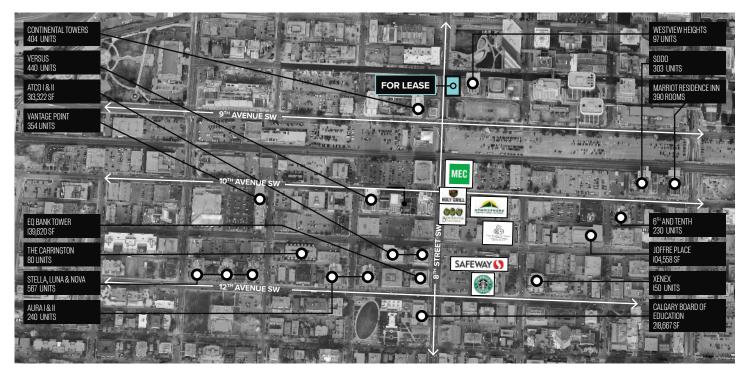
RETAIL SPACE FOR LEASE

855 8[™] AVENUE SW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

CITY PLAN

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GENERAL INFORMATION

RESTAURANT SPACE WITH EXISTING INFRASTRUCTURE IN PLACE. GREAT OPPORTUNITY FOR A TENANT LOOKING FOR HIGH TRAFFIC COUNTS (PEDESTRIAN AND AUTOMOBILE). INCREDIBLE POPULATION DENSITY FOR DELIVERIES AND TAKE OUT FOR THE RIGHT RESTAURANT GROUP.

PROPERTY INFORMATION & TRAFFIC COUNTS

LEASE RATE

LOCATION 855 8TH AVENUE SW

AVAILABLE FOR LEASE

AVAILABLE

TERM 5 - 10 YEARS MARKET

OPERATING COSTS \$18.08 / SQ. FT.

ZONING

CR20-C20/R20 COMMERCIAL -RESIDENTIAL CORE **TRAFFIC COUNTS** 9TH AVENUE SW AND 8TH STREET SW: 33,000 VEHICLES / DAY

 8^{TH} STREET SW AND 9^{TH} AVENUE SW: 15,000 VEHICLES / DAY 9^{TH} AVENUE SW AND 7^{TH} STREET SW:

31,000 VEHICLES / DAY

SCAN HERE FOR VIRTUAL TOUR \rightarrow



ANDREW KAY ASSOCIATE

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DEMOGRAPHICS

2KM	3KM	5KM
78,682	132,260	237,276
85,739	145,553	262,379
1.8%	2.0%	2.1%
\$121,226	\$135,727	\$140,812
36.6	37.0	37.6
	78,682 85,739 I.8% \$121,226	132,260 85,739 145,553 1.8% 2.0% \$121,226 \$135,727

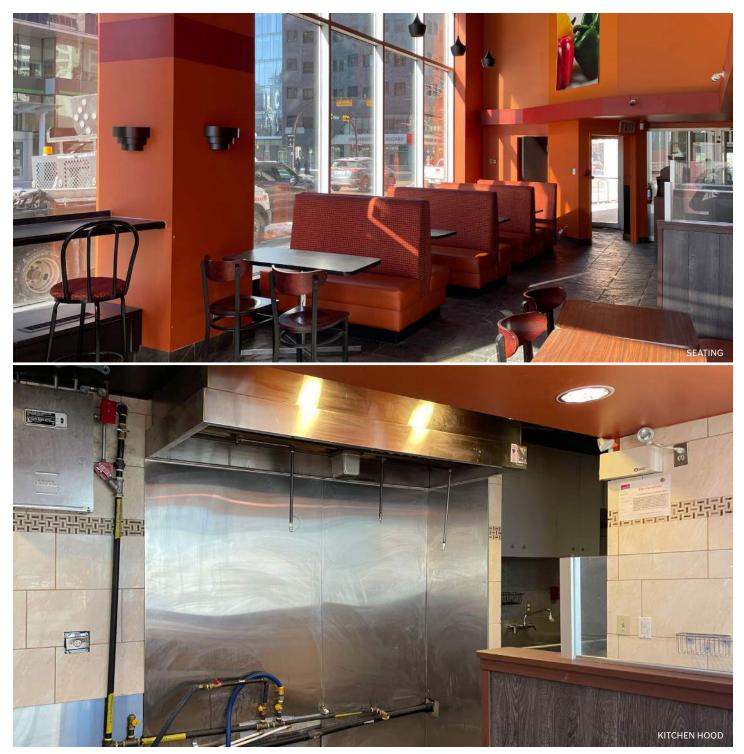
VISIT US

300, 525 II[™] AVENUE SW CALGARY, ALBERTA T2R 0C9

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INTERIOR SPACE



VISITUS 300, 525 IITH AVENUE SW CALGARY, ALBERTA T2R 0C9 ANDREW KAY ASSOCIATE Andrew@jrmercantile.com 403.770.307I ext 20I

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