

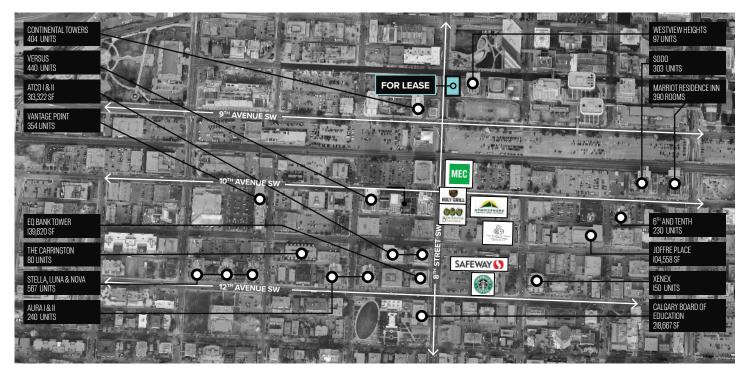
# RETAIL SPACE FOR LEASE

855 8<sup>™</sup> 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 8<sup>TH</sup> 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** 9<sup>TH</sup> AVENUE SW AND 8<sup>TH</sup> 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  $\rightarrow$ 



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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

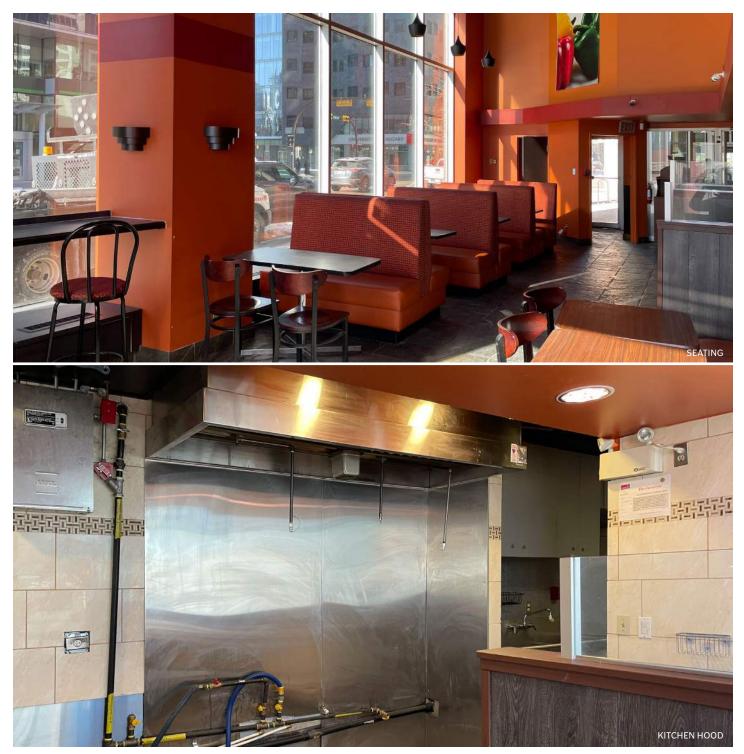
## **VISIT US**

300, 525 II<sup>™</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9

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### INTERIOR SPACE



VISITUS 300, 525 II<sup>TH</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9 ANDREW KAY ASSOCIATE Andrew@jrmercantile.com 403.770.307I ext 20I

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