

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

LANDMARK CENTRE — 508 17TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



RHYTHM RIDE



GENERAL INFORMATION

LOCATED ON THE ICONIC CORNER OF 17TH AVE SW AND 4TH ST SW THIS UNIT HAS EXCELLENT EXPOSURE ON 17TH AVENUE SW.

POSITIONED IN THE TRENDY AND CONTINUOUSLY GROWING BELTLINE WITH PLENTY OF RESTAURANTS, SERVICES AND RESIDENTIAL TOWERS WITHIN WALKING DISTANCE.

18FT CEILINGS AND TALL WINDOWS OFFER A BRIGHT, OPEN CONCEPT IDEAL FOR BOUTIQUE RETAIL OR FITNESS.

PROPERTY INFORMATION & TRAFFIC COUNTS

<p>LOCATION LANDMARK CENTRE 508 17TH AVENUE SW</p> <p>AVAILABLE FOR LEASE 2,757 SQ. FT.</p> <p>AVAILABLE ON 60 DAYS NOTICE</p> <p>TERM 5-10 YEARS</p>	<p>LEASE RATE MARKET</p> <p>OPERATING COSTS \$25.78 (2023) INCLUDING TAXES</p> <p>ZONING C-CORI</p> <p>PARKING STREET PARKING ALONG 17TH AVENUE SW</p>	<p>TRAFFIC COUNTS</p> <p>17TH AVENUE SW AND 4TH STREET SW: 16,000 VEHICLES / DAY</p> <p>18TH AVENUE SW AND 4TH STREET SW: 14,000 VEHICLES / DAY</p> <p>17TH AVENUE SW AND 2ND STREET SW: 11,000 VEHICLES / DAY</p>
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DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	73,287	118,554	220,031
2027	79,727	129,852	243,324
GROWTH			
2022 - 2027	8.79%	9.53%	10.59%
AVERAGE INCOME			
2022	\$129,405	\$138,798	\$143,359
MEDIAN AGE OF POP.			
2022	36.60	36.90	37.60

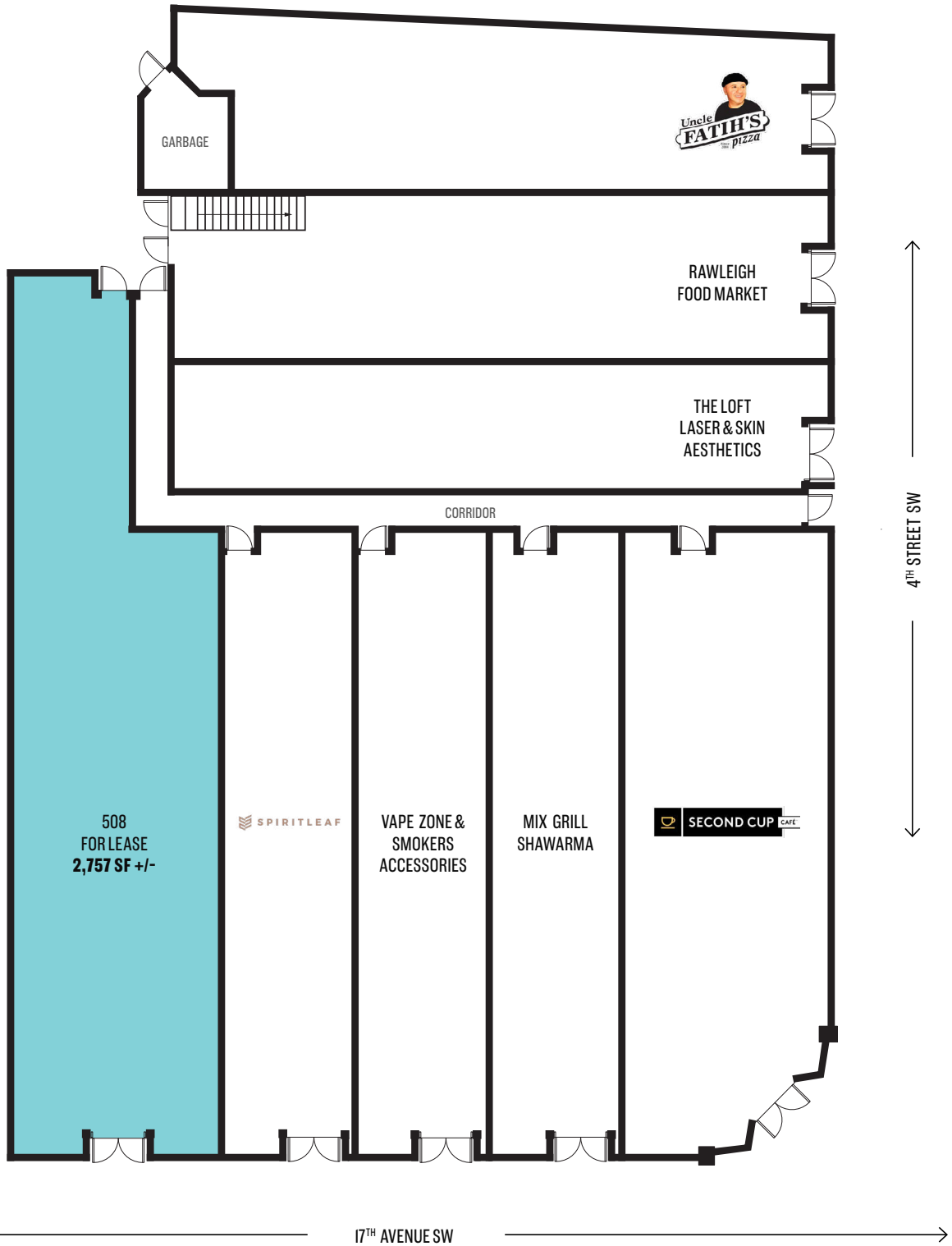
VISIT US
300, 525 11TH AVENUE SW
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FLOOR PLAN



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