UPCOMING EXTERIOR RENOVATION



GENERAL INFORMATION

CITY PLAN

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CENTRAL BELTLINE LOCATION WITH RARE ONSITE PARKING THAT MAKES THIS SPACE AN EXCELLENT LOCATION FOR TAKE-OUT AND DELIVERY FOOD USES!

LOADING DOOR AVAILABLE ON UNIT #5

POTENTIAL USES MAY INCLUDE: QUICK SERVICE RESTAURANT, MEDICAL, PET SERVICES, RESTAURANT/PUB, AND FITNESS CENTRE

IN CLOSE PROXIMITY TO THE FUTURE GREEN LINE STATION

EXPOSURE TO THE TRENDY IST STREET SW AND HIGH TRAFFIC IITH AVENUE SW

LOCATION 140 IITH AVENUE SW

AVAILABLE FOR LEASE

UNIT #I: 1,200 SQ. FT. +/-CONDITIONALLY LEASED UNIT #3A: 1,500 SQ. FT. +/-UNIT #3B: 1,614 SQ. FT. +/-CONDITIONALLY LEASED

UNIT #5: 4,134 SQ. FT. +/-LEASED TO RESTAURANT COMING Q3 2023 AVAILABLE IMMEDIATELY TERM 5-10 YEARS LEASE RATE

TAXES &

ZONING

PARKING

CC-X

OPERATING COSTS

27 SURFACE STALLS

\$I6.71 / SQ. FT.

MARKET

DEMOGRAPHICS

POPULATION	IKM	5KM	IOKM
GROWTH	21,735	215,085	628,474
2021 - 2026	9.14%	11.49%	11.16%
AVERAGE INCOME 2021 \$136,347	\$102,332	\$150,013	
MEDIAN AGE OF POP. 2021	35.60	37.30	38.50

TRAFFIC COUNTS

IITH AVENUE SW: *17,000 VEHICLES / DAY*

IITH AVENUE SW AND CENTRE STREET S: *16,000 VEHICLES / DAY*

IOTH AVENUE SW: *12,000 VEHICLES / DAY*

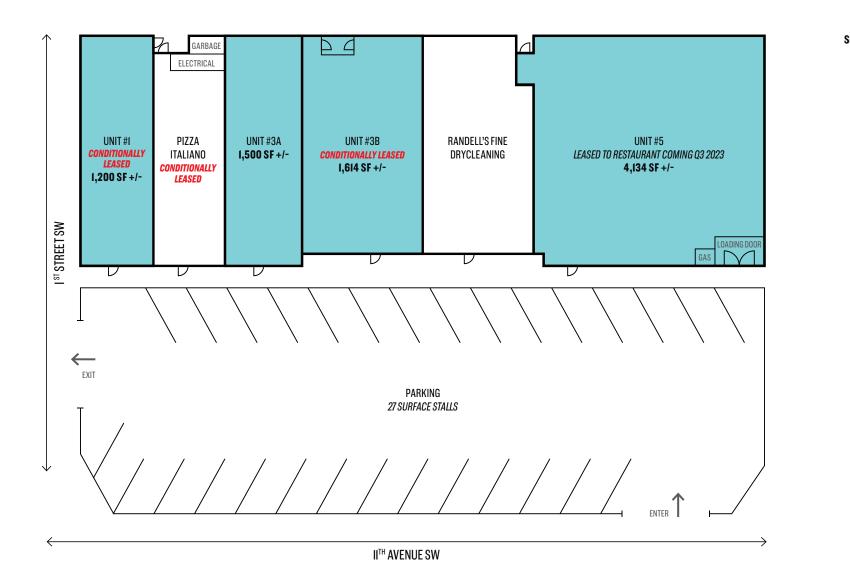
THE CALGARY TOWE 29 7 8 400 x 5 38 14 14 444 10TH AVENUE SW CRAFT NATIONAL INTABE FUTURE GREEN LINE STATION STOP FOR LEASE TOT S.A. 11TH AVENUE SW DISTRICT 12TH AVENUE SW PITNESS CENTRAL MEMORIAL PARK $\overline{\alpha}$ (A1) 8006

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SITE PLAN ∠