# **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 II<sup>TH</sup> 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	<b>IKM</b>	5KM	<b>IOKM</b>
GROWTH	21,735	215,085	628,474
2021 - 2026	9.14%	11.49%	11.16%
<b>AVERAGE INCOME</b> 2021 \$136,347	\$102,332	\$150,013	
<b>MEDIAN AGE OF POP.</b> 2021	35.60	37.30	38.50

## TRAFFIC COUNTS

II<sup>TH</sup> AVENUE SW: *17,000 VEHICLES / DAY* 

II<sup>TH</sup> AVENUE SW AND CENTRE STREET S: *16,000 VEHICLES / DAY* 

IO<sup>TH</sup> AVENUE SW: *12,000 VEHICLES / DAY* 

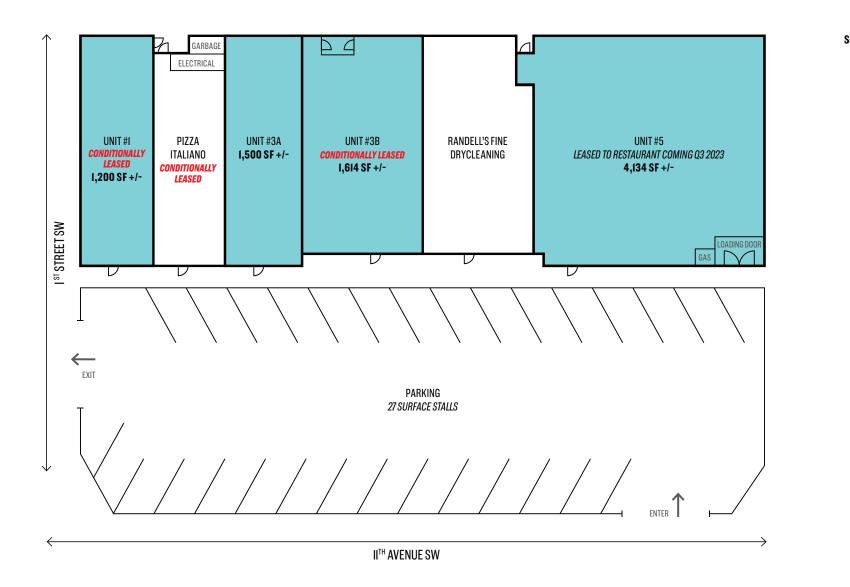
## THE CALGARY TOWE 29 7 8 400 x 5 38 14 14 444 10TH AVENUE SW CRAFT NATIONAL INTABE FUTURE GREEN LINE STATION STOP FOR LEASE TOT S.A. 11<sup>TH</sup> AVENUE SW DISTRICT 12<sup>TH</sup> AVENUE SW PITNESS CENTRAL MEMORIAL PARK $\overline{\alpha}$ (A1) 8006

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

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SITE PLAN ∠