

UPCOMING EXTERIOR RENOVATION



MERCANTILE
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

140 11TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



GENERAL INFORMATION

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 1ST STREET SW AND HIGH TRAFFIC 11TH AVENUE SW

CITY PLAN



PROPERTY INFORMATION

LOCATION

140 11TH AVENUE SW

AVAILABLE FOR LEASE

UNIT #1: 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

MARKET

TAXES & OPERATING COSTS

\$16.71 / SQ. FT.

ZONING

CC-X

PARKING

27 SURFACE STALLS

DEMOGRAPHICS

POPULATION	IKM	5KM	10KM
2021	21,735	215,085	628,474
GROWTH			
2021 - 2026	9.14%	11.49%	11.16%
AVERAGE INCOME			
2021	\$102,332	\$150,013	
\$136,347			
MEDIAN AGE OF POP.			
2021	35.60	37.30	38.50

TRAFFIC COUNTS

11TH AVENUE SW:
17,000 VEHICLES / DAY

11TH AVENUE SW AND CENTRE STREET S:
16,000 VEHICLES / DAY

10TH AVENUE SW:
12,000 VEHICLES / DAY

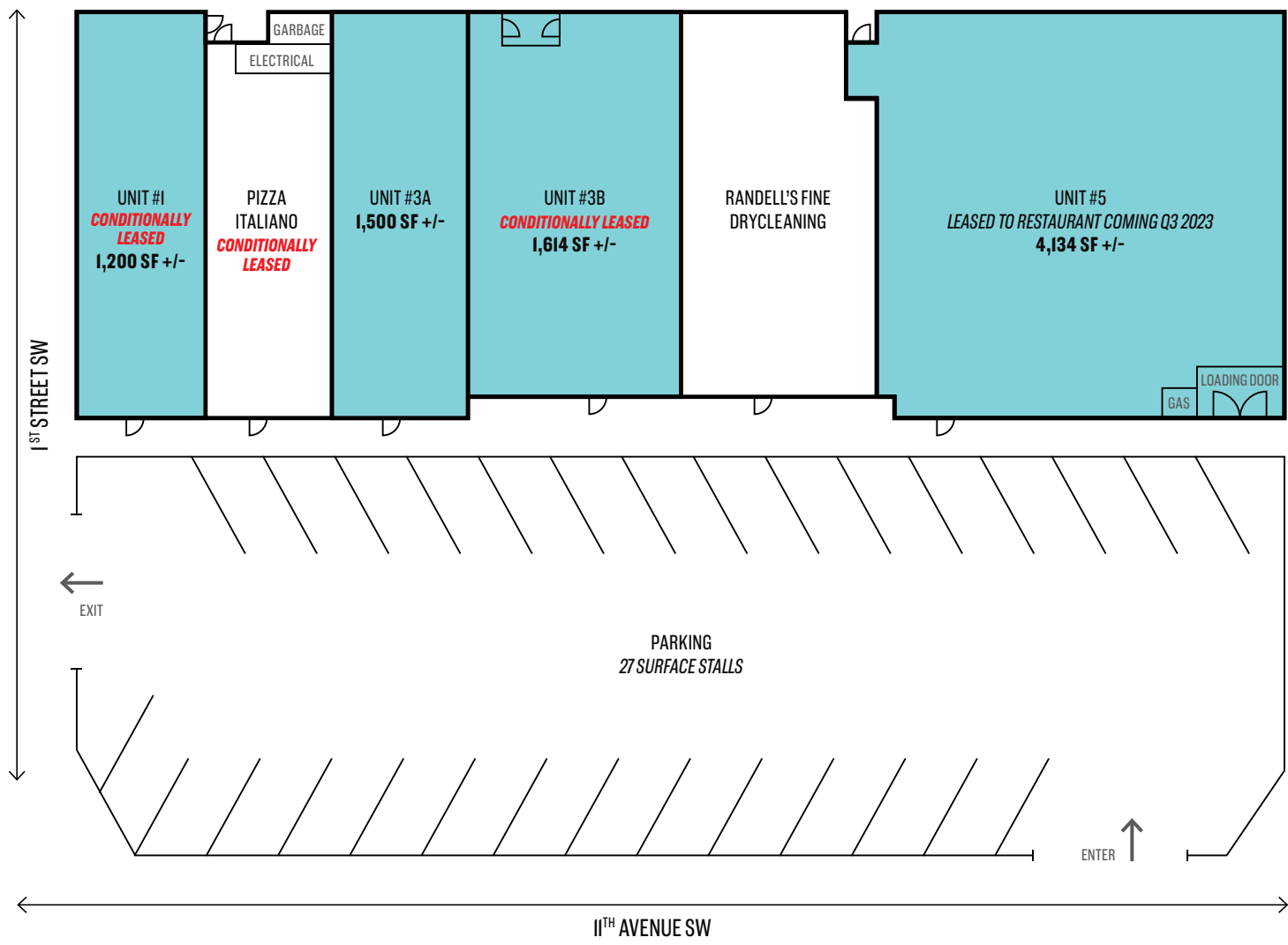
VISIT US

300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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SITE PLAN
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