

# UPCOMING EXTERIOR RENOVATION

JR  
• **MERCANTILE** •  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

140 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

[jrmercantile.com](http://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 1<sup>ST</sup> STREET SW AND HIGH TRAFFIC 11<sup>TH</sup> AVENUE SW

## CITY PLAN



## PROPERTY INFORMATION

### LOCATION

140 11<sup>TH</sup> 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	1KM	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

11<sup>TH</sup> AVENUE SW:

17,000 VEHICLES / DAY

11<sup>TH</sup> AVENUE SW AND CENTRE STREET S:

16,000 VEHICLES / DAY

10<sup>TH</sup> AVENUE SW:

12,000 VEHICLES / DAY

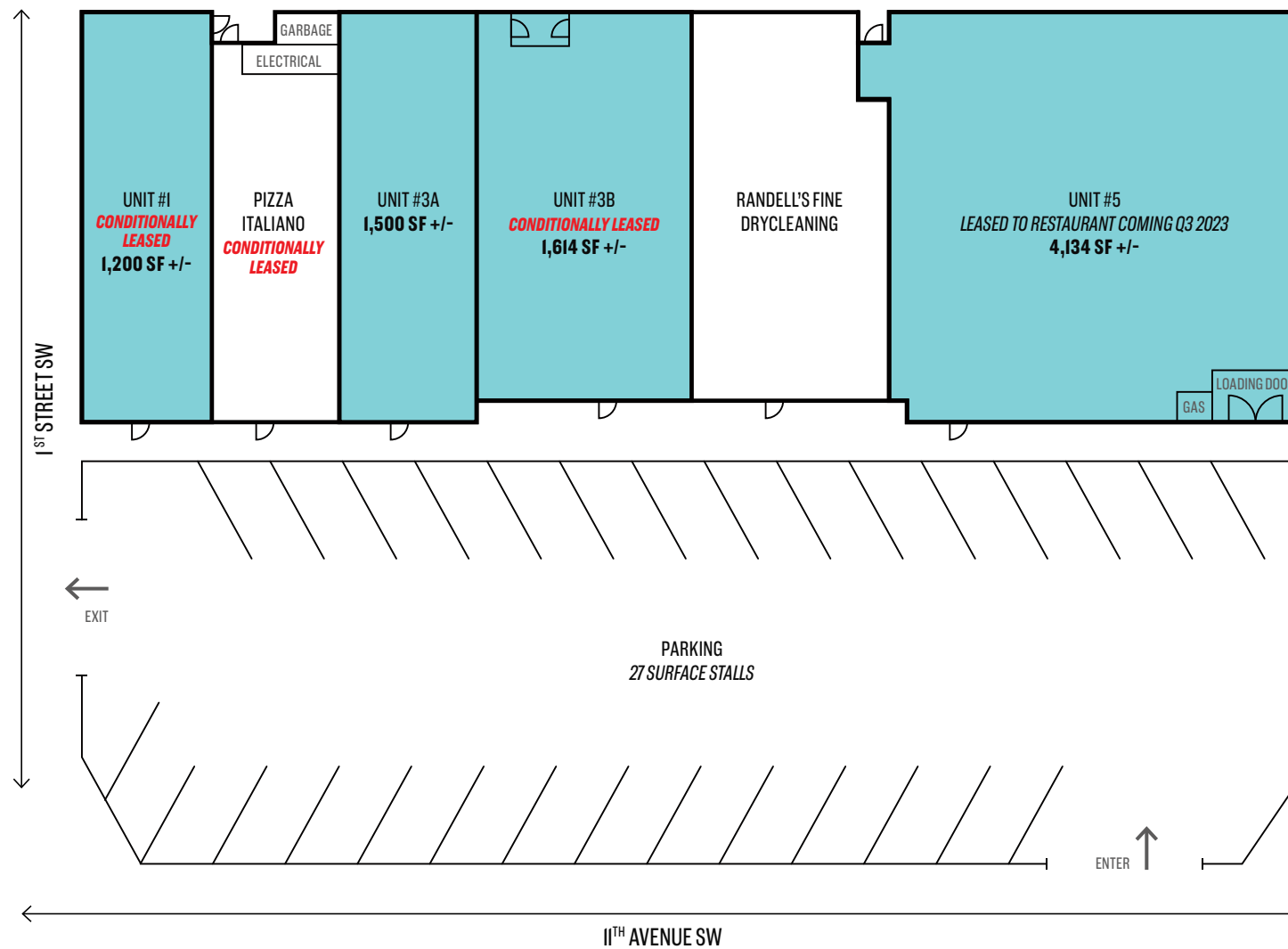
VISIT US

300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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**SITE PLAN**



VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
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