

HOTEL  
*Arts*

JR  
· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

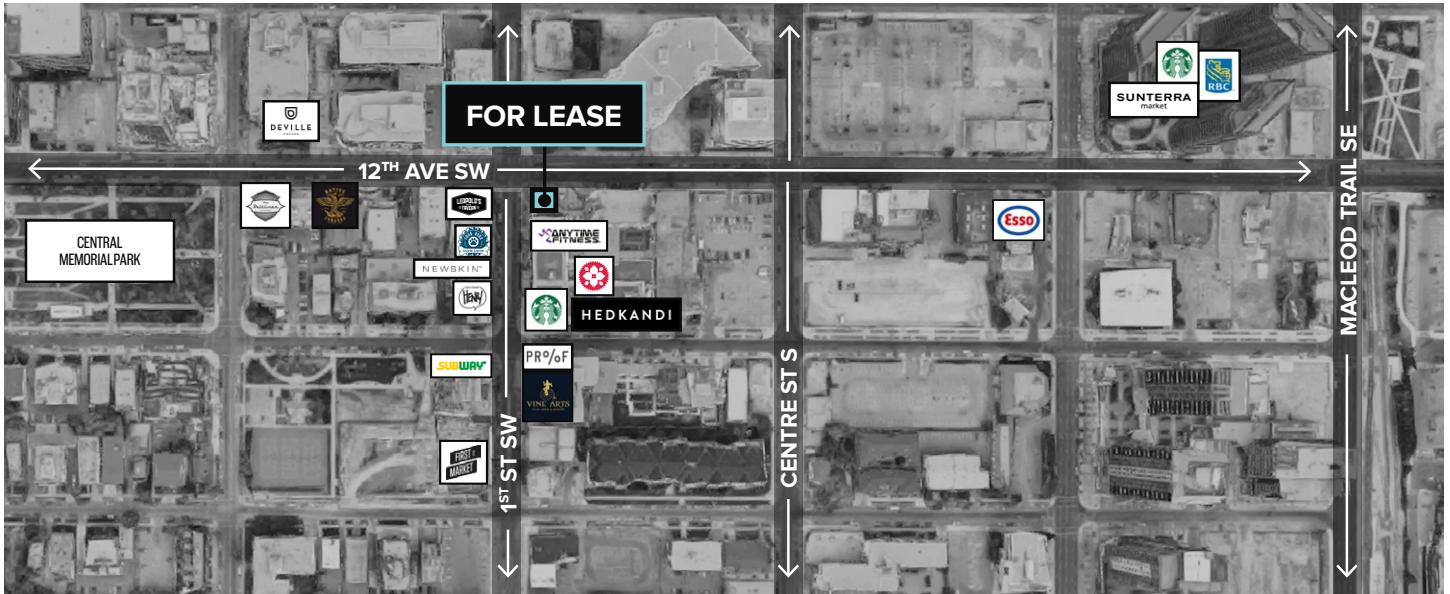
RETAIL SPACE  
**FOR LEASE**

1202 1<sup>ST</sup> STREET SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071







**PROPERTY INFORMATION & TRAFFIC COUNTS**

<b>LOCATION</b> 1202 1 <sup>ST</sup> STREET SW	<b>PARKING</b> AMPLE STREET PARKING	<b>TRAFFIC COUNTS</b> 12 <sup>TH</sup> AVE SW AND CENTRE STREET: 14,000 VEHICLES / DAY 11 <sup>TH</sup> AVE SW AND 1 <sup>ST</sup> STREET SW: 17,000 VEHICLES / DAY 1 <sup>ST</sup> STREET SW: 8,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> 4,693 SQ. FT.	<b>LEASE RATE</b> MARKET	
<b>AVAILABLE</b> IMMEDIATELY	<b>ZONING</b> CC-COR CENTRE CITY COMMERCIAL CORRIDOR DISTRICT	
<b>TERM</b> 5 - 10 YEARS		
<b>TAXES AND OP COSTS</b> \$15.00 / SQ. FT.		

**DEMOGRAPHICS**

POPULATION	1KM	3KM	5KM
2023	21,663	117,125	215,182
2028	24,161	131,840	224,610
<b>GROWTH</b> 2023 - 2028	11.53%	12.56%	13.68%
<b>AVERAGE INCOME</b>	\$100,715	\$134,745	\$143,880
<b>MEDIAN AGE OF POP.</b>	36.50	37.90	38.50

**GENERAL INFORMATION**

PRIME CORNER LOCATION IN THE HEART OF VICTORIA PARK WITH ABUNDANT EXPOSURE AND WALKING TRAFFIC. THIS HISTORIC BUILDING IS SURROUNDED BY MANY FIRST-CLASS RESTAURANTS AND RETAILERS SUCH AS TEN FOOT HENRY, NATIVE TONGUES, PROOF, PAT AND BETTY, SHELTER, AND DEVILLE COFFEE. THE EYE-CATCHING BRICK EXTERIOR WITH A BRIGHT AND OPEN INTERIOR WOULD BE BEST FIT FOR A RESTAURANT, LOUNGE, OR BAR USE.

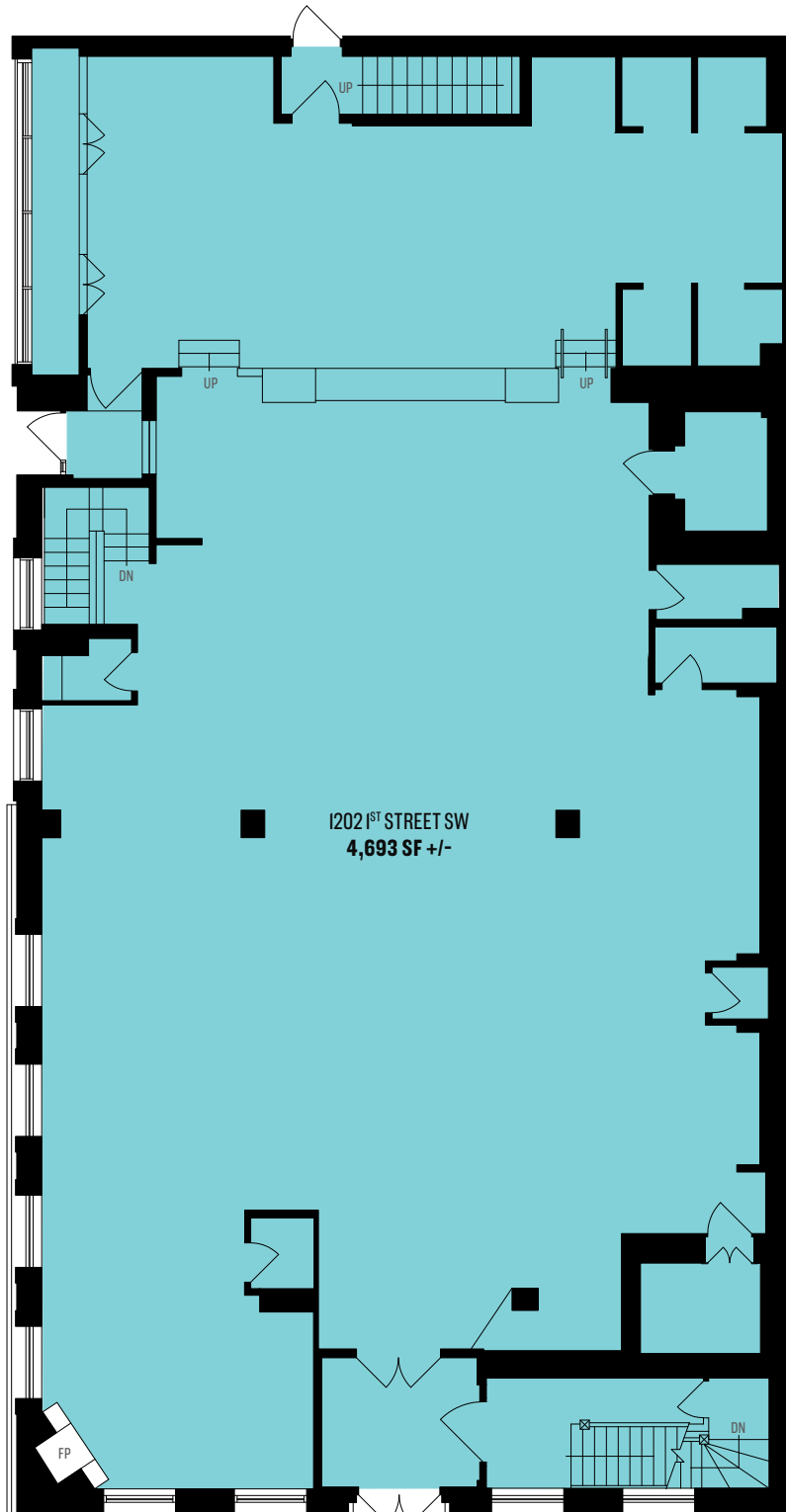
VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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FLOOR PLAN



VISIT US  
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