# RETAIL SPACE FOR LEASE



1428 17<sup>™</sup> AVENUE SW CALGARY, ALBERTA



403.770.3071 jrmercantile.com

## **PROPERTY INFORMATION**

# LOCATION

1428 17TH AVENUE SW

## AVAILABLE

OPTIONS TO LEASE OR OWN ENTIRE BUILDING OF 8,816 SQ.FT. +/-

810 SQ.FT. MAIN OR 860 SQ.FT MAIN / I,670 SQ.FT. COMBINED 2<sup>ND</sup> FLOOR - KITCHEN IMMEDIATELY AND ROOFTOP PATIO ACCESS WITH MAIN YEAR OF CONSTRUCTION FLOOR STREET 2013 PRESENCE ACCOMMODATED TERM ENTRANCE **IO YEARS** 

TOTAL SQ. FT. ON SITE 0.21 ACRES (9,019 SQ. FT.)

3,895 SQ.FT +/-

AVAILABLE FOR LEASE	TAXES
IMMEDIATELY	\$5.75 / SQ.FT.

**OPERATING COSTS** \$4.26 / SQ.FT.

> LEASE RATE MARKET

<b>PROPERTY TAXES</b>
\$49,458.24

LAND USE CC-COR - CENTRE CITY COMMERCIAL CORRIDOR

## **GENERAL INFORMATION**

BE THE ONE TO BRING YOUR BUSINESS TO THIS CORNER IN CALGARY'S PROMINENT RETAIL & ENTERTAINMENT DISTRICT.

INCLUDES A SPACIOUS ROOFTOP PATIO WITH A BAR AREA LOOKING ONTO 17<sup>TH</sup> AVE SW.

THIS FIXTURED RESTAURANT INCLUDES DINING AND BAR AREAS ON BOTH THE MAIN AND SECOND FLOOR.

PREVIOUSLY PERMITTED FOR OCCUPANCY OF OVER 360 PEOPLE INCLUDING IIO ON THE ROOFTOP PATIO.

PLENTY OF STREET PARKING AVAILABLE IN THE IMMEDIATE AREA PLUS A LARGE SURFACE LOT LESS THAN ONE BLOCK AWAY.

CONVENIENT LOADING ZONE FIT FOR UP TO 3 VEHICLES ALONG 14<sup>TH</sup> STREET SW.



### DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	73,248	128,121	247,257
2027	80,351	141,054	273,186
GROWTH			
2022 - 2027	1.9%	2.0%	2.1%
AVERAGE INCOME			
2022	\$133,323	\$150,693	\$142,577
MEDIAN AGE OF POP.			
2022	36.3	37	37.7

## **TRAFFIC COUNTS**

14<sup>TH</sup> STREET SW AND 16<sup>TH</sup> AVENUE SW S: 25,000 VEHICLES / DAY

**I7<sup>TH</sup> AVENUE SW:** 19,000 VEHICLES / DAY

17<sup>TH</sup> AVENUE SW AND 12<sup>TH</sup> STREET SW E: 17,000 VEHICLES / DAY

## r CITY PLAN

# JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com

403.770.3071 ext 200

alex@jrmercantile.com 403.770.307l ext 204

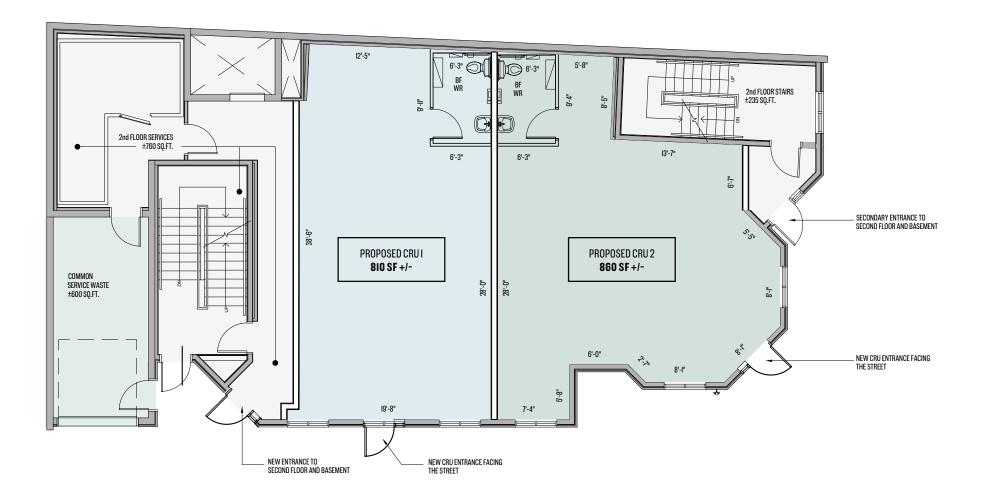
300, 525 II<sup>™</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9

#### jrmercantile.com

**VISIT US** 

ALEX MORRISON ASSOCIATE

К



JEFF ROBSON PRESIDENT & BROKER	ALEX MORRISON ASSOCIATE
jeff@jrmercantile.com	alex@jrmercantile.com

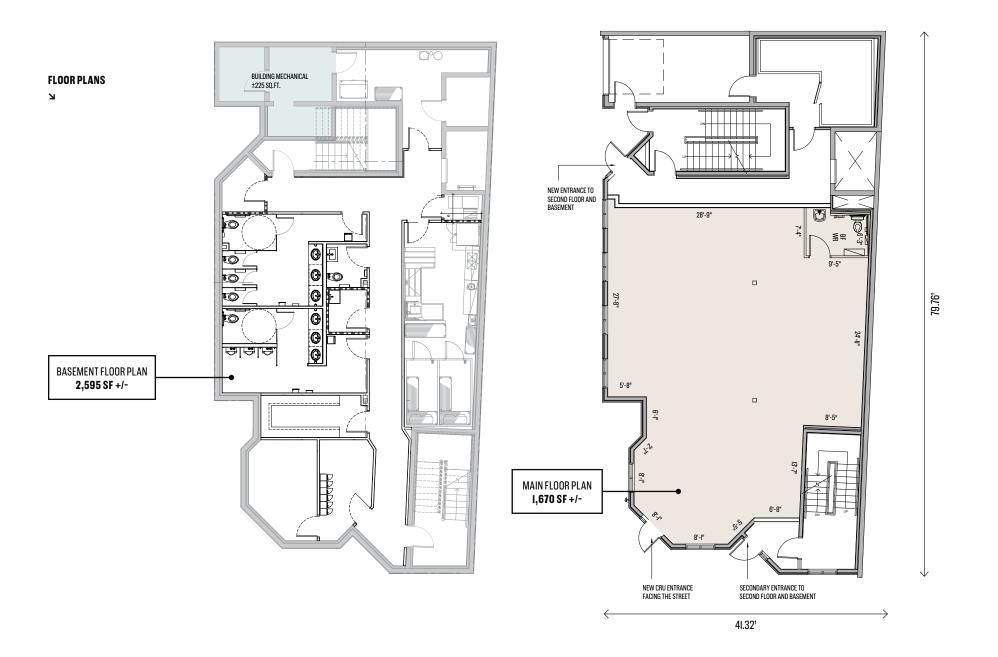
403.770.307I ext 200

alex@jrmercantile.com 403.770.307I ext 204

٠

# **VISIT US** 300, 525 II<sup>™</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9

#### jrmercantile.com -



# JEFF ROBSON PRESIDENT & BROKER

ALEX MORRISON ASSOCIATE

jeff@jrmercantile.com 403.770.307I ext 200 alex@jrmercantile.com 403.770.307I ext 204

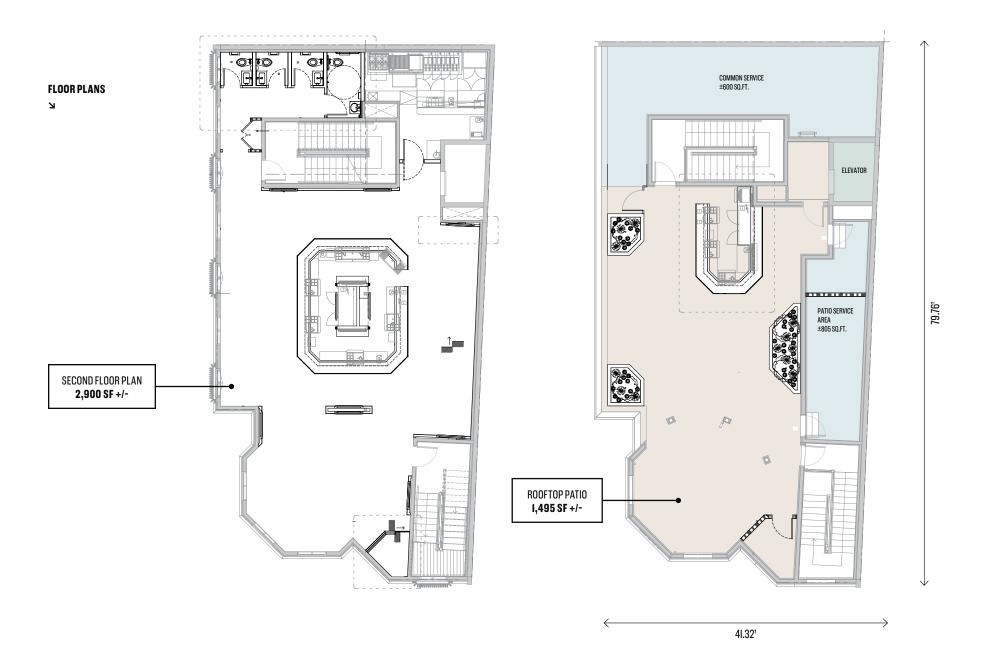
۲

#### jrmercantile.com -

300, 525 II<sup>™</sup> AVENUE SW

CALGARY, ALBERTA T2R 0C9

**VISIT US** 



# JEFF ROBSON PRESIDENT & BROKER A jeff@jrmercantile.com

403.770.307l ext 200

# ALEX MORRISON ASSOCIATE

alex@jrmercantile.com 403.770.307I ext 204

•

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

### jrmercantile.com -

THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED AS SUCH AND DOES NOT FORM ANY PART OF ANY FUTURE CONTRACT. THIS OFFERING MAY BE ALTERED OR WITHDRAWN AT ANY TIME WITHOUT NOTICE. VISIT JRMERCANTLE.COM FOR MORE INFORMATION. 5