

RETAIL SPACE FOR LEASE



1428 17TH AVENUE SW
CALGARY, ALBERTA

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

403.770.3071
jrmercantile.com

PROPERTY INFORMATION

LOCATION 1428 17 TH AVENUE SW	3,895 SQ.FT +/- 2 ND FLOOR - KITCHEN AND ROOFTOP PATIO ACCESS WITH MAIN FLOOR STREET PRESENCE ACCOMMODATED ENTRANCE
AVAILABLE OPTIONS TO LEASE OR OWN ENTIRE BUILDING OF 8,816 SQ.FT. +/- 810 SQ.FT. MAIN OR 860 SQ.FT MAIN / 1,670 SQ.FT. COMBINED	TOTAL SQ. FT. ON SITE 0.21 ACRES (9,019 SQ. FT.)

AVAILABLE FOR LEASE IMMEDIATELY	TAXES \$5.75 / SQ.FT.
YEAR OF CONSTRUCTION 2013	OPERATING COSTS \$4.26 / SQ.FT.
TERM 10 YEARS	LEASE RATE MARKET

PROPERTY TAXES \$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 17TH 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 14TH 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

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

17TH AVENUE SW:
19,000 VEHICLES / DAY

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

CITY PLAN

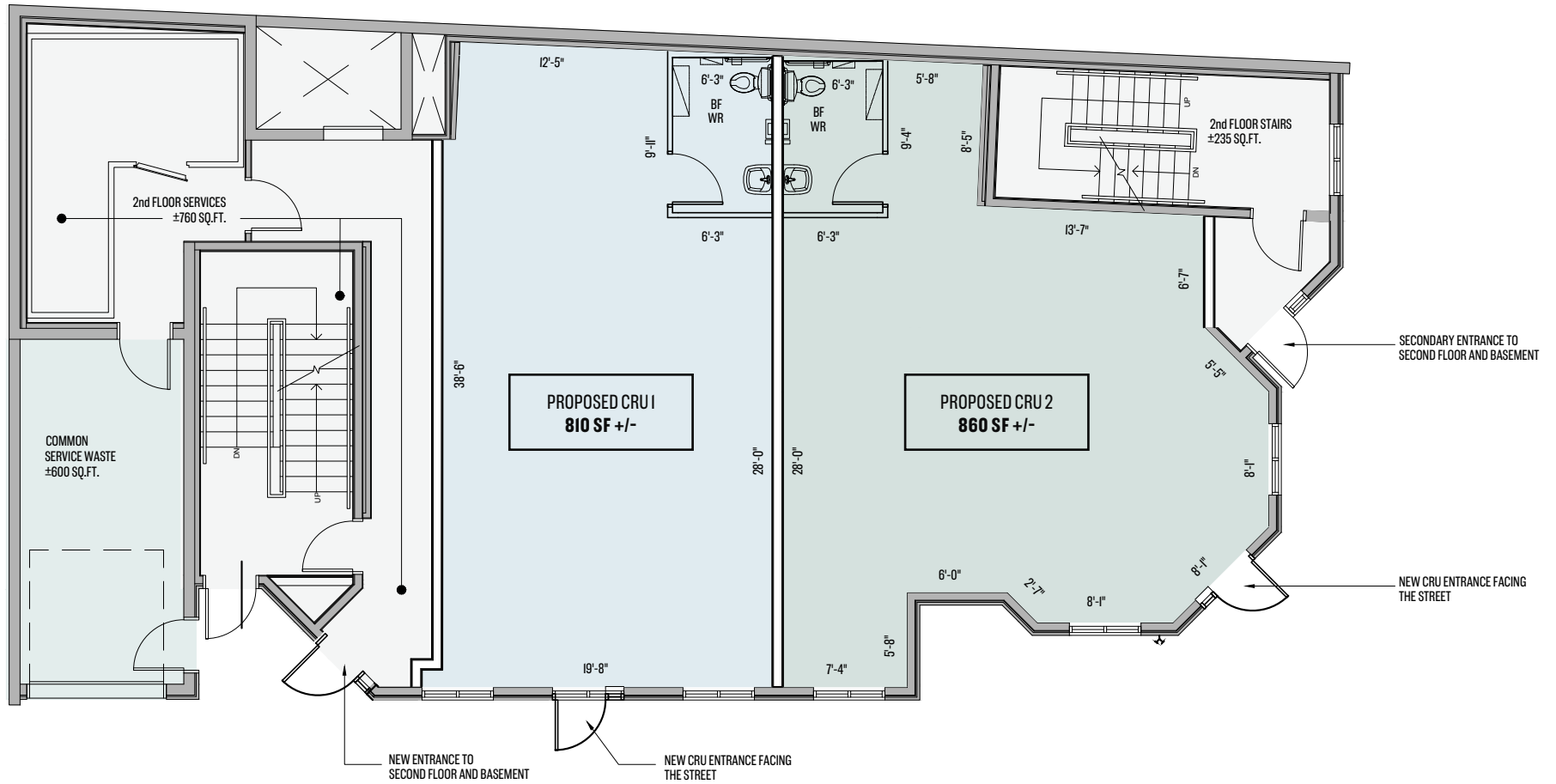
VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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MAIN FLOOR AREA CALCULATIONS



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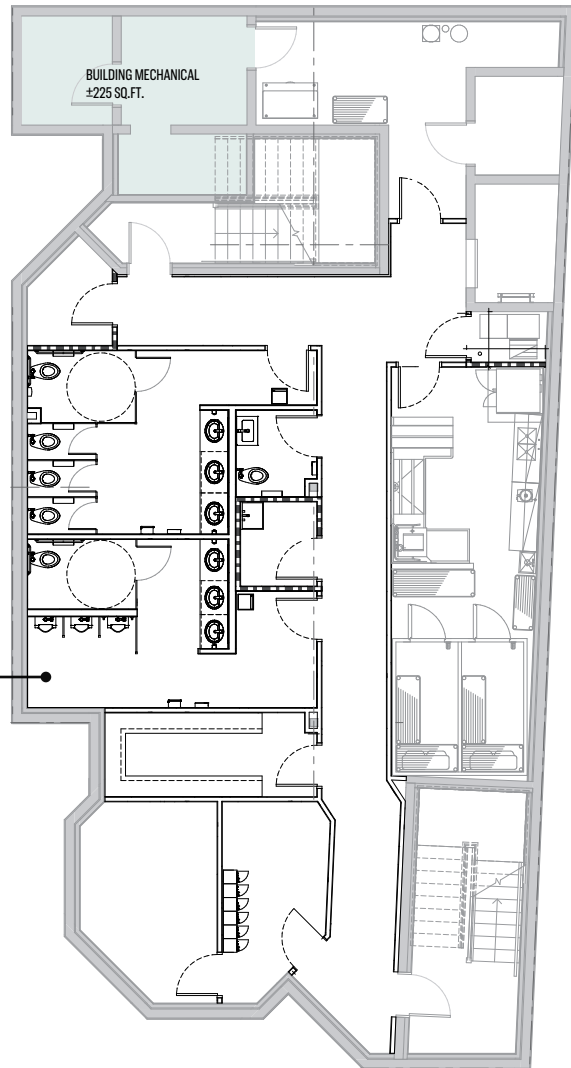
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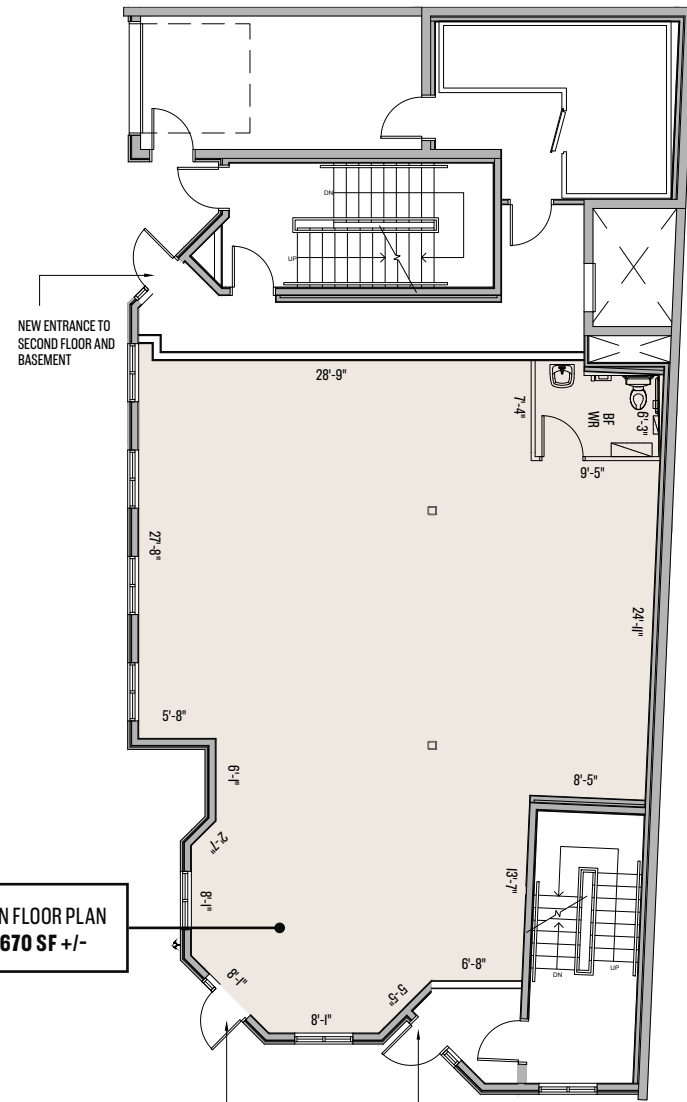
FLOOR PLANS



BASEMENT FLOOR PLAN
2,595 SF +/-



MAIN FLOOR PLAN
1,670 SF +/-



41.32'

79.76'

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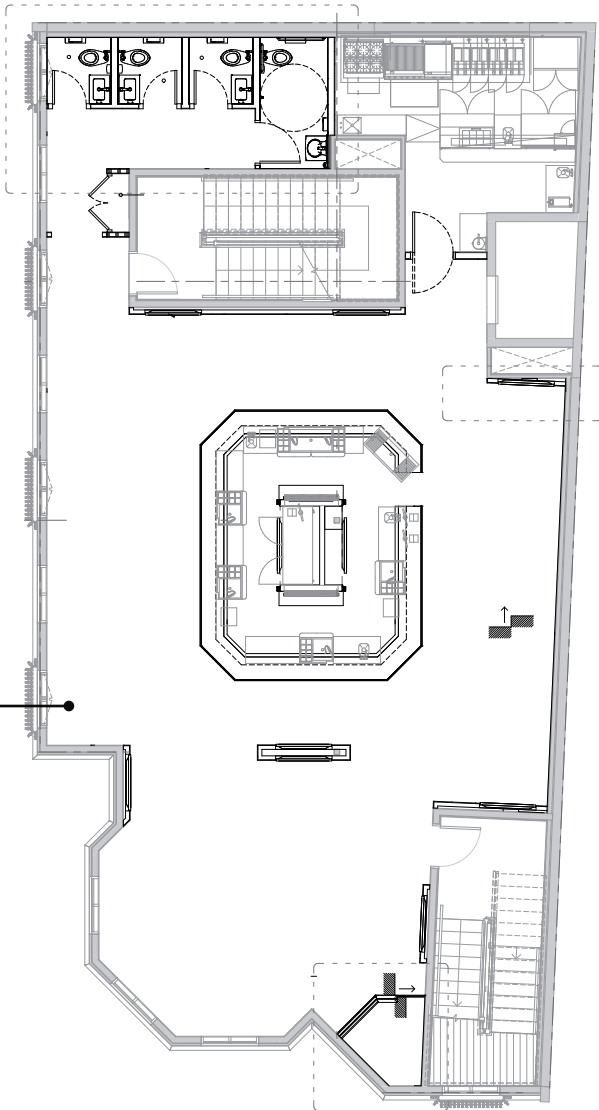
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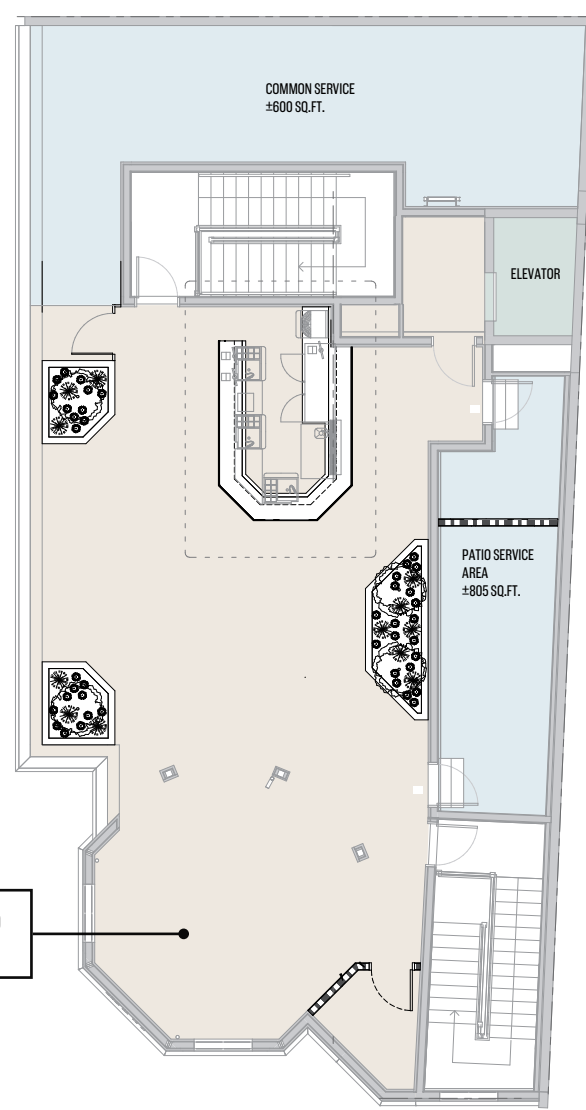
FLOOR PLANS



SECOND FLOOR PLAN
2,900 SF +/-



ROOFTOP PATIO
1,495 SF +/-



41.32'

79.76'

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