

# FREE STANDING BUILDING FOR SALE

ASKING PRICE

# \$2,800,000

8,816 SQ.FT. / ROOFTOP 2,977 SQ.FT.



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

JR  
**MERCANTILE**  
REAL ESTATE ADVISORS INC.

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

## PROPERTY INFORMATION

<b>LOCATION</b> 1428 17 <sup>TH</sup> AVENUE SW	<b>AVAILABLE FOR SALE OR LEASE</b> IMMEDIATELY	<b>TAXES</b> \$5.75 / SQ.FT.	<b>ASKING PRICE</b> \$2,800,000.00
<b>AVAILABLE</b> 8,816 SQ.FT. ROOF TOP: 2,977 SQ.FT	<b>YEAR OF CONSTRUCTION</b> 2013	<b>OPERATING COSTS</b> \$4.26 / SQ.FT.	<b>PROPERTY TAXES</b> \$49,458.24
<b>TOTAL SQ. FT. ON SITE</b> 11,793 SQ. FT	<b>TERM</b> 10 YEARS	<b>LEASE RATE</b> MARKET	<b>LAND USE</b> 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 110 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
<b>GROWTH</b>			
2022 - 2027	1.9%	2.0%	2.1%
<b>AVERAGE INCOME</b>			
2022	\$133,323	\$150,693	\$142,577
<b>MEDIAN AGE OF POP.</b>			
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

17<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

## CITY PLAN

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

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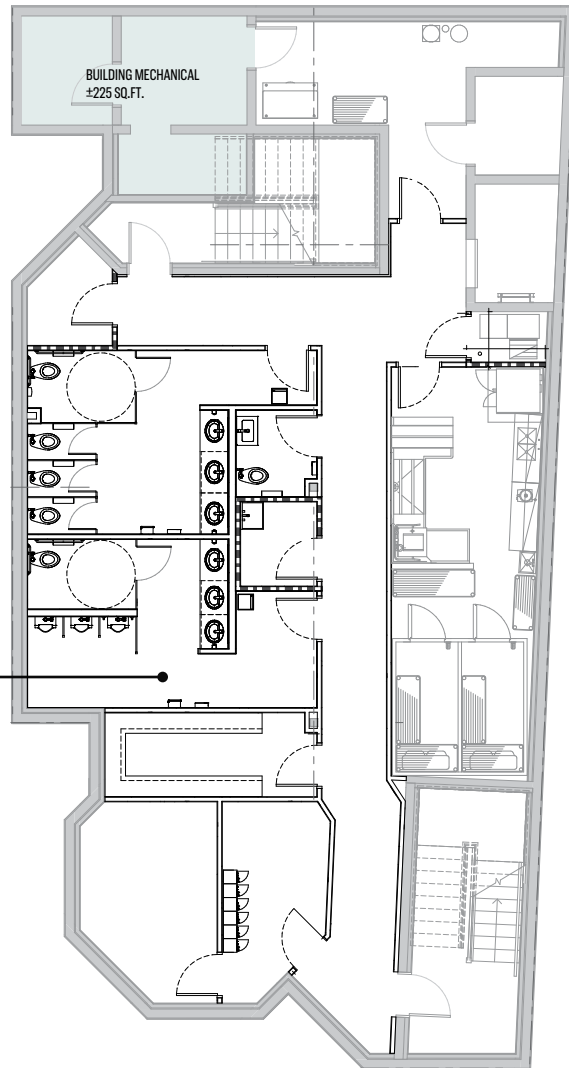
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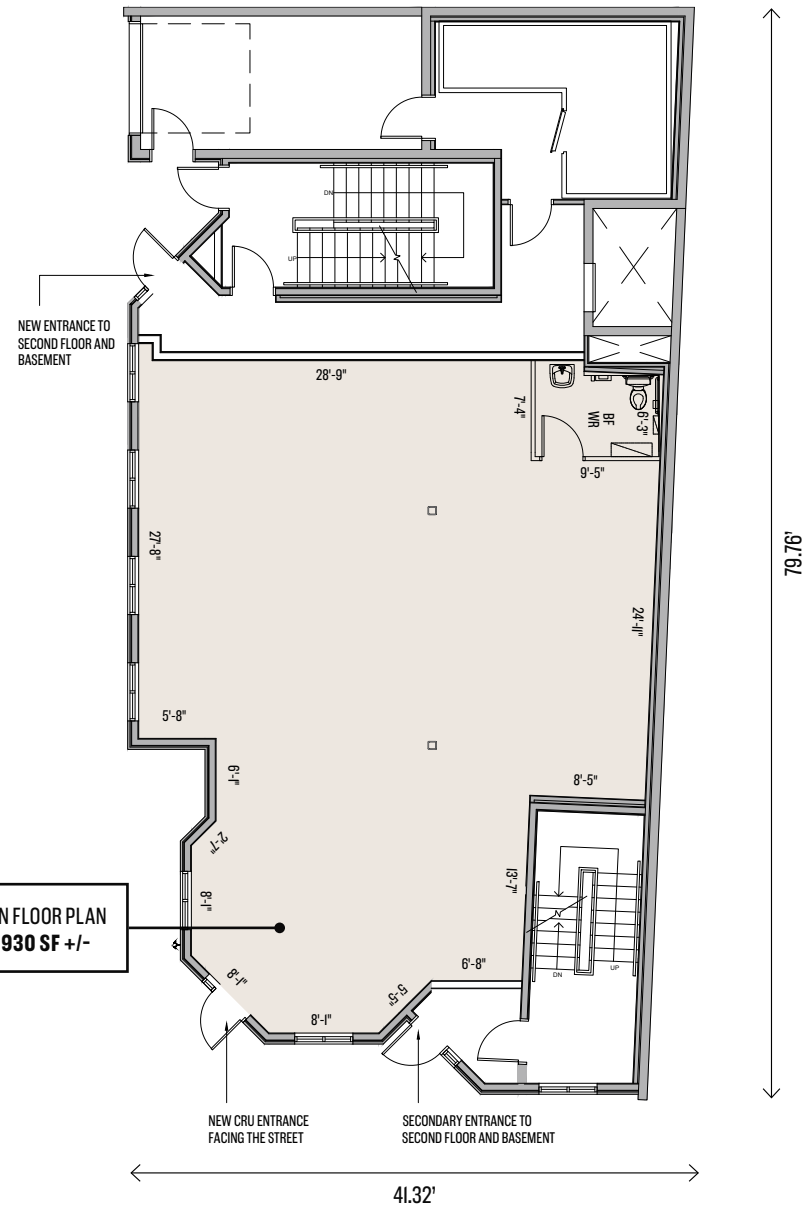
## FLOOR PLANS



**BASEMENT FLOOR PLAN**  
**2,903 SF +/-**



**MAIN FLOOR PLAN**  
**2,930 SF +/-**



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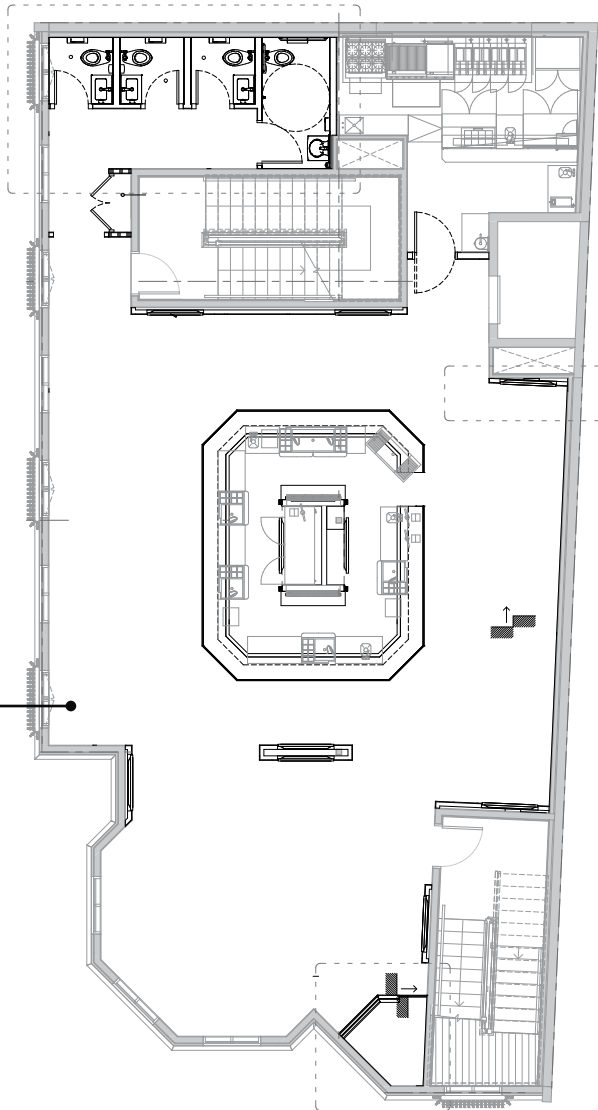
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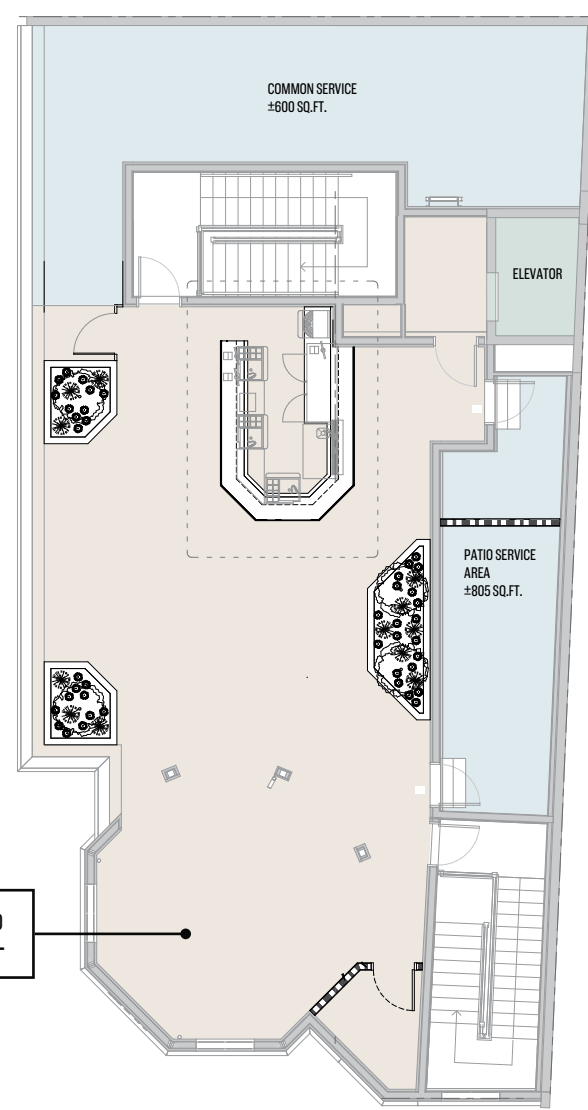
## FLOOR PLANS



SECOND FLOOR PLAN  
2,983 SF +/-



ROOFTOP PATIO  
2,408.5 SF +/-



79.76'

41.32'

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