

FREE STANDING BUILDING FOR SALE

ASKING PRICE

\$2,800,000

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



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	AVAILABLE FOR SALE OR LEASE IMMEDIATELY	TAXES \$5.75 / SQ.FT.	ASKING PRICE \$2,800,000.00
AVAILABLE 8,816 SQ.FT. ROOF TOP: 2,977 SQ.FT	YEAR OF CONSTRUCTION 2013	OPERATING COSTS \$4.26 / SQ.FT.	PROPERTY TAXES \$49,458.24
TOTAL SQ. FT. ON SITE 11,793 SQ. FT	TERM 10 YEARS	LEASE RATE MARKET	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 I10 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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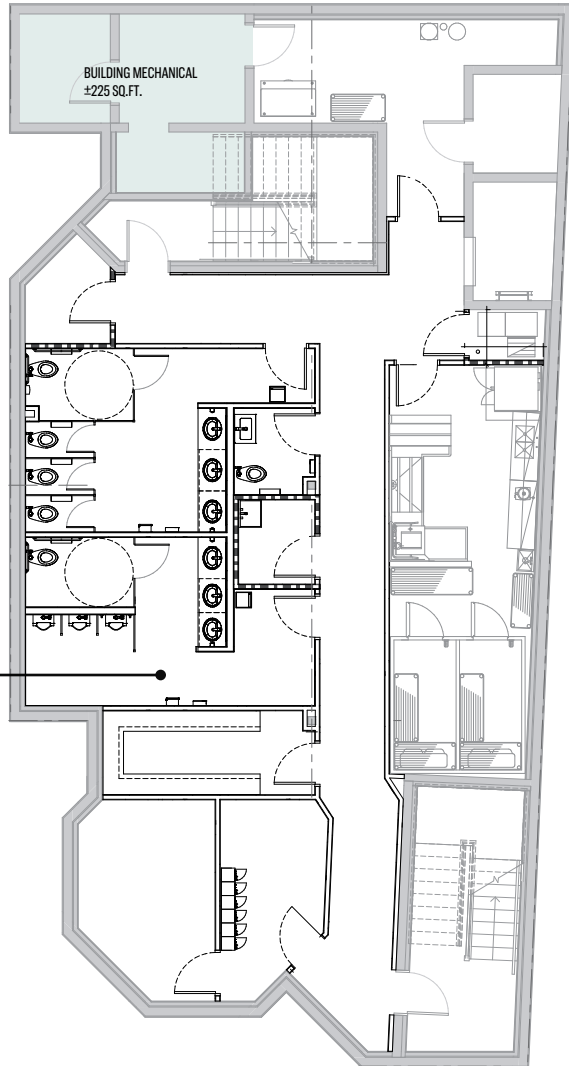
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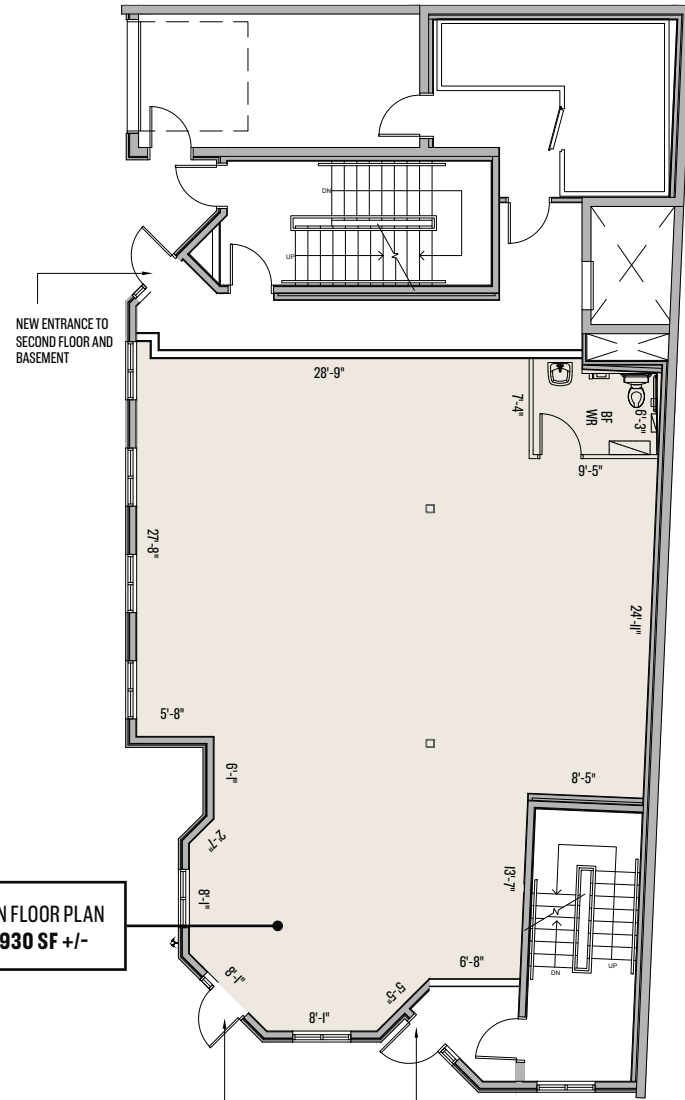
FLOOR PLANS



BASEMENT FLOOR PLAN
2,903 SF +/-



MAIN FLOOR PLAN
2,930 SF +/-



NEW CRU ENTRANCE FACING THE STREET
SECONDARY ENTRANCE TO SECOND FLOOR AND BASEMENT

41.32'

79.76'

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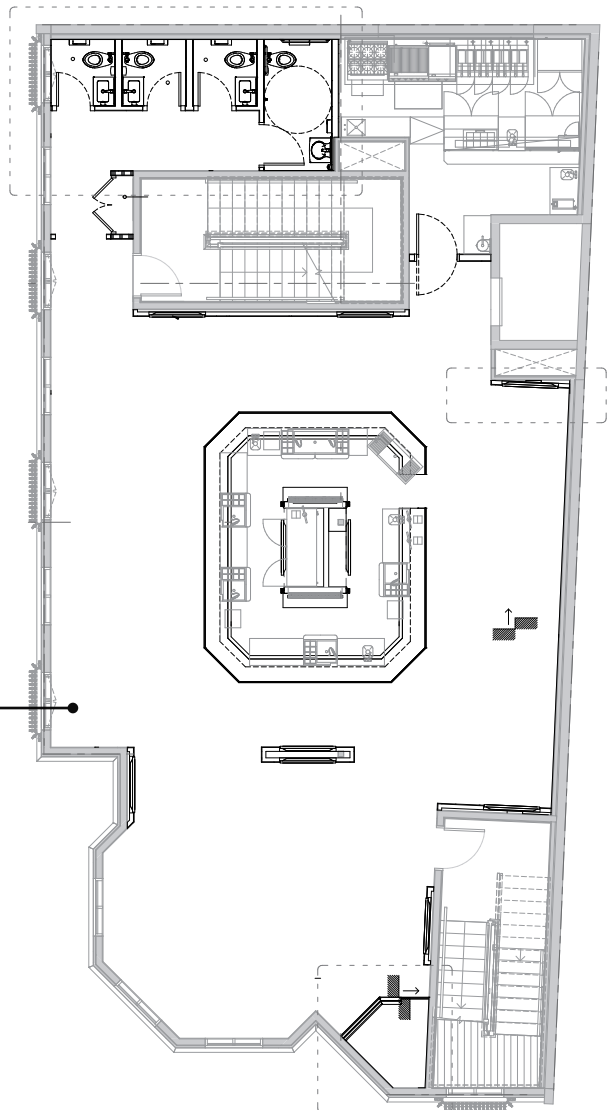
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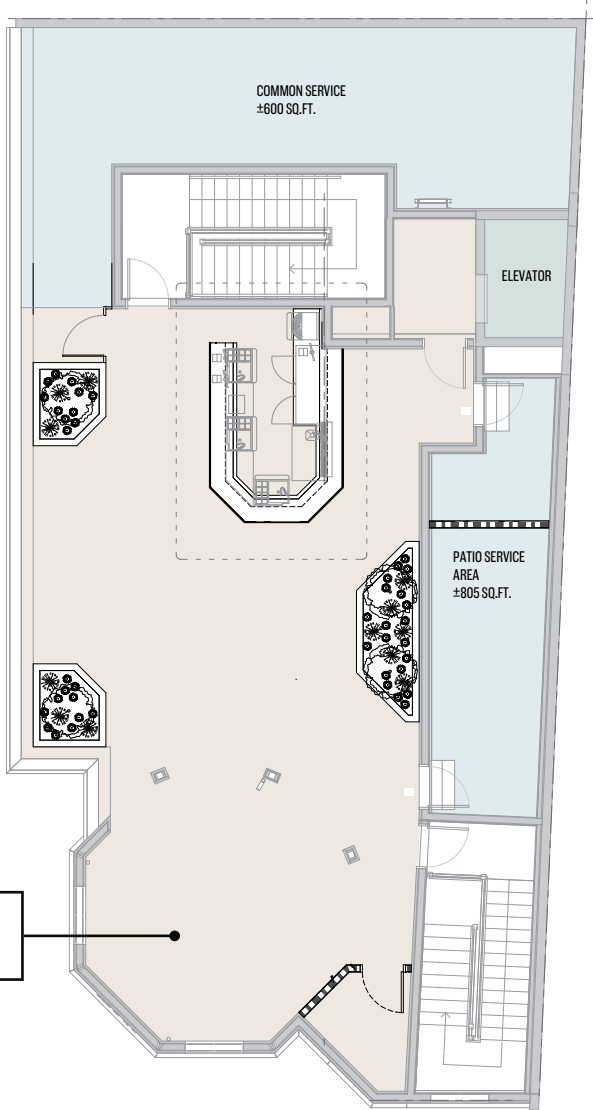
FLOOR PLANS



SECOND FLOOR PLAN
2,983 SF +/-



ROOFTOP PATIO
2,408.5 SF +/-



41.32'

79.76'

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