

# RETAIL SPACE FOR LEASE



227 8<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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

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



**PROPERTY INFORMATION & TRAFFIC COUNTS**

<b>LOCATION</b> 227 8 <sup>TH</sup> AVENUE SW	<b>LEASE RATE</b> MARKET	<b>PEDESTRIAN COUNT</b> ANNUAL PEDESTRIAN TRAFFIC COUNT FOR 2022: 3,223,821
<b>AVAILABLE FOR LEASE</b> 2,943 SQ. FT. +/- ADDITIONAL SPACE AVAILABLE. BASED ON MAIN FLOOR ONLY	<b>TAXES &amp; OPERATING COSTS</b> \$24.05 / SQ. FT.	
<b>AVAILABLE</b> IMMEDIATELY	<b>ZONING</b> DIVISION 2: COMMER- CIAL RESIDENTIAL DIS- TRICT (CR20-C20/R20)	
<b>TERM</b> 5 - 10 YEARS		

**DEMOGRAPHICS**

POPULATION	1KM	3KM	5KM
2022	23,390	124,737	221,952
2027	25,407	137,112	245,030
<b>GROWTH</b> 2022 - 2027	8.6%	9.9%	10.4%
<b>AVERAGE INCOME</b> 2022	\$103,322	\$129,981	\$139,727
<b>MEDIAN AGE OF POP.</b> 2022	36.2	37.1	37.6

**GENERAL INFORMATION**

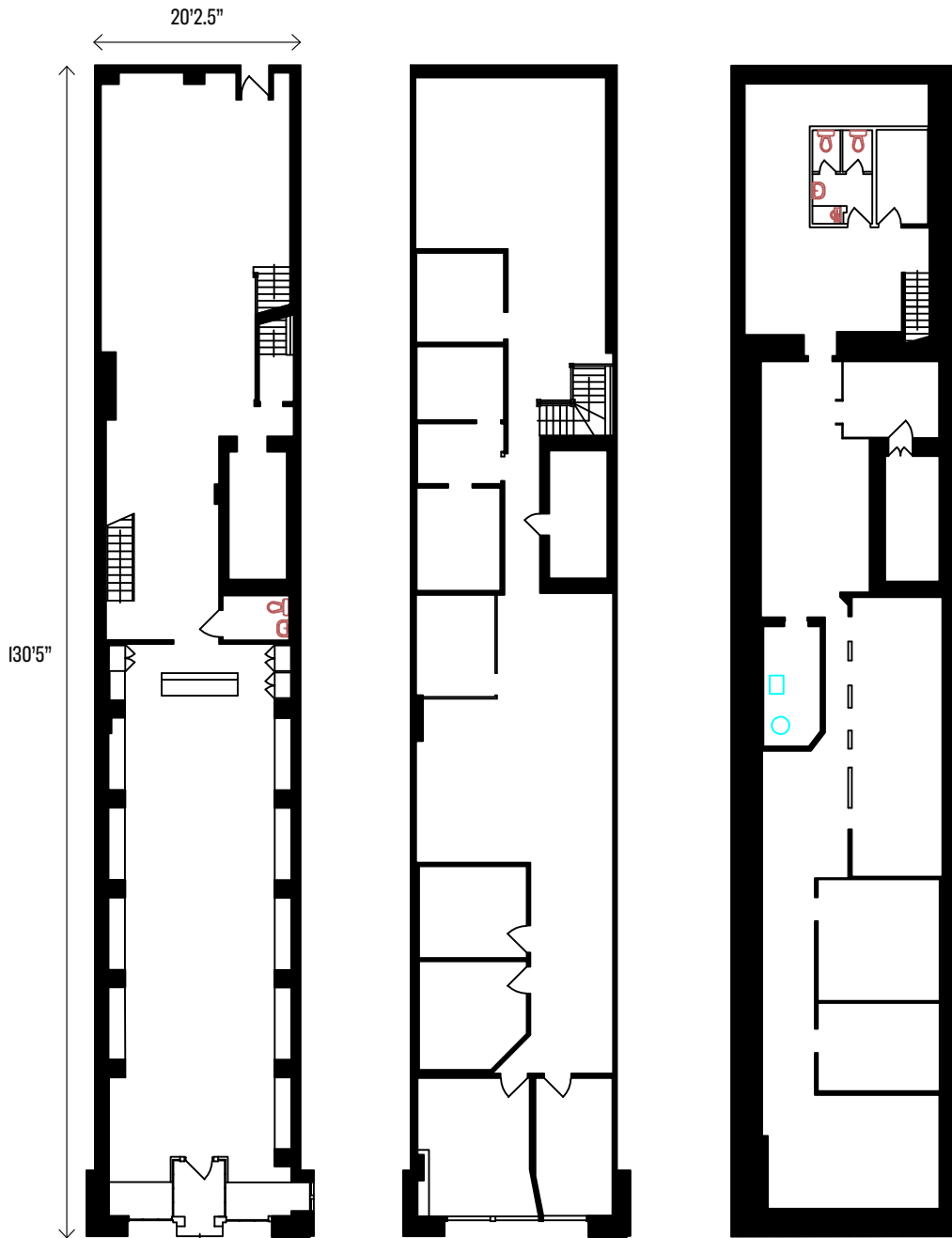
PROMINENT LOCATION ON STEPHEN AVENUE IN THIS ONE OF A KIND CHARACTER BUILDING.  
 LOCATED DIRECTLY ACROSS THE STREET FROM STEPHEN AVENUE PLACE AND THE NEWLY OPENED BARBELLIA BAR.  
 WITH AN ART DECO FAÇADE WITH STYLIZED COLUMNS AND ENTABLATURE, STOREFRONT AND LIGHT FIXTURES.  
 IDEAL FOR SIGNATURE RESTAURANT, LOUNGE OR FIRST TO MARKET RETAIL STORE.  
 JUST STEPS FROM BANKERS HALL AND THE CORE WITH OVER 6.2 MILLION SQUARE FEET OF OFFICE SPACE WITHIN 2 BOCKS.

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

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MAIN FLOOR PLAN  
2,943 SF +/-

UPPER LEVEL FLOOR PLAN  
2,959 SF +/-  
OPTION FOR FURTHER  
DEVELOPMENT

LOWER LEVEL FLOOR PLAN  
3,280 SF +/-  
SUITABLE FOR STORAGE

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