



GENERAL INFORMATION

 ${\tt RESTAURANT\,SPACE\,WITH\,EXISTING\,INFRASTRUCTURE\,IN\,PLACE}.$

GREAT OPPORTUNITY FOR A TENANT LOOKING FOR HIGH TRAFFIC COUNTS (PEDESTRIAN AND AUTOMOBILE). INCREDIBLE POPULATION DENSITY FOR DELIVERIES AND TAKE OUT FOR THE RIGHT RESTAURANT GROUP.

SCAN HERE FOR VIRTUAL TOUR →



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 855 8 TH AVENUE SW				
AVAILABLE FOR LEASE I,183 SQ. FT. +/-				

AVAILABLE IMMEDIATELY

TERM 5 - 10 YEARS

LEASE RATE MARKET

TAXES &
OPERATING COSTS
\$18.08 / SQ. FT.

ZONINGCR20-C20/R20
COMMERCIAL RESIDENTIAL CORE

TRAFFIC COUNTS

 9^{TH} AVENUE SW AND 8^{TH} STREET SW: 33,000 VEHICLES / DAY

 8^{TH} STREET SW AND 9^{TH} AVENUE SW: 15,000 VEHICLES / DAY

 9^{TH} AVENUE SW AND 7^{TH} STREET SW: 31,000 VEHICLES / DAY

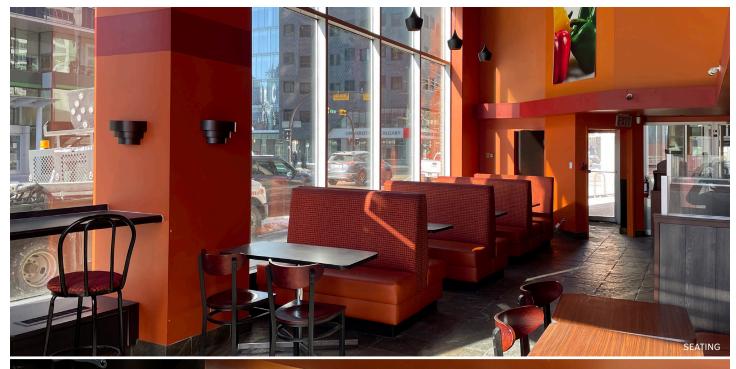
DEMOGRAPHICS

POPULATION	2KM	ЗКМ	5KM
2022	78,682	132,260	237,276
2027	85,739	145,553	262,379
GROWTH 2022 - 2027	1.8%	2.0%	2.1%
AVERAGE INCOME 2022	\$121,226	\$135,727	\$140,812
MEDIAN AGE OF POP.			
2022	36.6	37.0	37.6

VISIT US 300, 525 IITH AVENUE SW CALGARY, ALBERTA T2R 0C9 ANDREW KAY ASSOCIATE Andrew@jrmercantile.com 403.770.3071 ext 201

INTERIOR SPACE

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