

## **PROPERTY INFORMATION & TRAFFIC COUNTS**

LOCATION 316 3<sup>RD</sup> STREET SE

**AVAILABLE FOR LEASE** 4,555 SF +/- AND I,073 SF +/- MEZZANINE

**AVAILABLE**IMMEDIATELY

**TERM** 5-IO YEARS

**LEASE RATE** MARKET

**TAXES & OP. COSTS** \$15.00 / SQ. FT. PARKING STREET PARKING

ZONING

CC-ET

4 AVENUE SE
(FLY OVER):
33,000 VEHICLES / DAY
RIVERFRONT AVE
AND 3<sup>RD</sup> STREET SE:
9,000 VEHICLES / DAY

TRAFFIC COUNTS

**DEMOGRAPHICS** 

**POPULATION** 2KM 3KM 5KM 2024 58,694 110,760 199,806 **GROWTH** 2024 12.7% 13.0% 13.3% **AVERAGE INCOME** 2024 \$112,281 \$123,616 \$137,799 MEDIAN AGE OF POP. 2024 38.0 38.0 38.0

**GENERAL INFORMATION** 

CHARACTER SPACE AVAILABLE STEPS AWAY FROM THE NEWLY-COMPLETED RIVERWALK ALONG THE BOW RIVER.

RESTAURANT INFRASTRUCTURE IN PLACE AND

RESTAURANT INFRASTRUCTURE IN PLACE AND THE INTERIOR FEATURES SOARING HIGH CEILINGS, EXPOSED BRICK WALLS, AND A MEZZANINE.

INCLUDES A COVERED WEST-FACING PATIO WITH VIEWS OF DOWNTOWN.

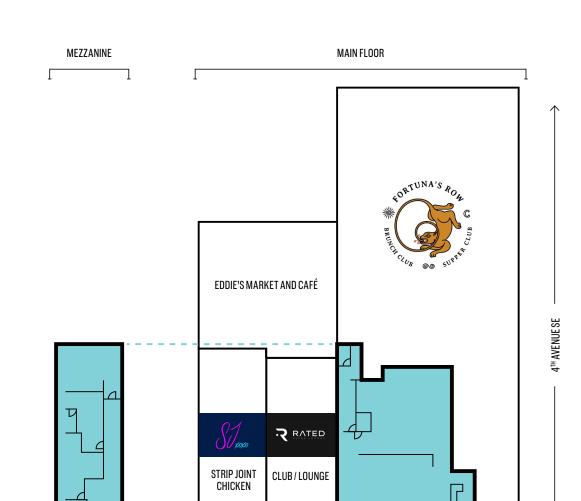
**CITY PLAN** 

IFLA



VISIT US 300, 525 II<sup>TH</sup> AVENUE SW CALGARY, ALBERTA T2R 0C9 JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307l ext 200 **ALEX MORRISON** ASSOCIATE alex@jrmercantile.com 403.770.307l ext 204

jrmercantile.com



UNIT #2 MAIN FLOOR

4,555 SF +/-

VISITUS
300, 525 II<sup>TH</sup> AVENUE SW
CALGARY, ALBERTA T2R 0C9

JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.307l ext 200 **ALEX MORRISON** ASSOCIATE alex@jrmercantile.com 403.770.3071 ext 204

**FLOOR PLAN** 

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3<sup>RD</sup> STREET SE

UNIT#2

MEZZANINE

1,073 SF +/-