

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

630 1ST AVENUE NE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION	TAXES	UNITS AVAILABLE FOR LEASE			
630 1st AVENUE NE	TBD	CRU #1 - 1,505 sq ft +/-	CRU #4 - 1,967 sq ft +/-	CRU #7 - 3,057 sq ft +/-	
AVAILABLE FOR LEASE	PARKING	CRU #2 - 855 sq ft +/-	CRU #5 - 1,562 sq ft +/-	CRU #8 - 2,472 sq ft +/-	
Q3 2026	17 COMMERCIAL STALLS	CRU #3 - 1,541 sq ft +/-	CRU #6 - 1,505 sq ft +/-	CRU #9 - 2,085 sq ft +/-	
ZONING	TERM	LEASE RATE	OPERATING COSTS		
MU-2	5-10 YEARS	MARKET	TBD		

DEMOGRAPHICS

POPULATION	1 KM	3 KM	5 KM
2023	17,058	102,650	193,043
GROWTH			
2023 - 2028	13.72%	13.10%	13.05%
AVERAGE INCOME	\$99,287	\$118,899	\$132,217
MEDIAN AGE OF POP	39.10	38.20	38.40

GENERAL INFORMATION

NEW DEVELOPMENT ON THE CORNER OF EDMONTON TRAIL NE AND FIRST AVENUE NE IN THE BUSTLING NEIGHBOURHOOD OF BRIDGELAND AND SURROUNDED BY OTHER THRIVING AREAS OF CALGARY INCLUDING; INGLEWOOD, RENFREW, CRESCENT HEIGHTS AND EAST VILLAGE. WITH ITS LOCATION ON EDMONTON TRAIL, THIS RETAIL OPPORTUNITY IS EASILY ACCESSIBLE AND HIGHLY VISIBLE

MULTIPLE RETAIL SPACES AVAILABLE AT THE BASE OF 128 RESIDENTIAL UNIT DEVELOPMENT FEATURING 17 FOOT, 8 INCH CEILINGS SLAB TO SLAB

IDEAL USES INCLUDE: RESTAURANT, FITNESS, MEDICAL, HEALTH AND WELLNESS, COFFEE OR RETAIL

CITY PLAN

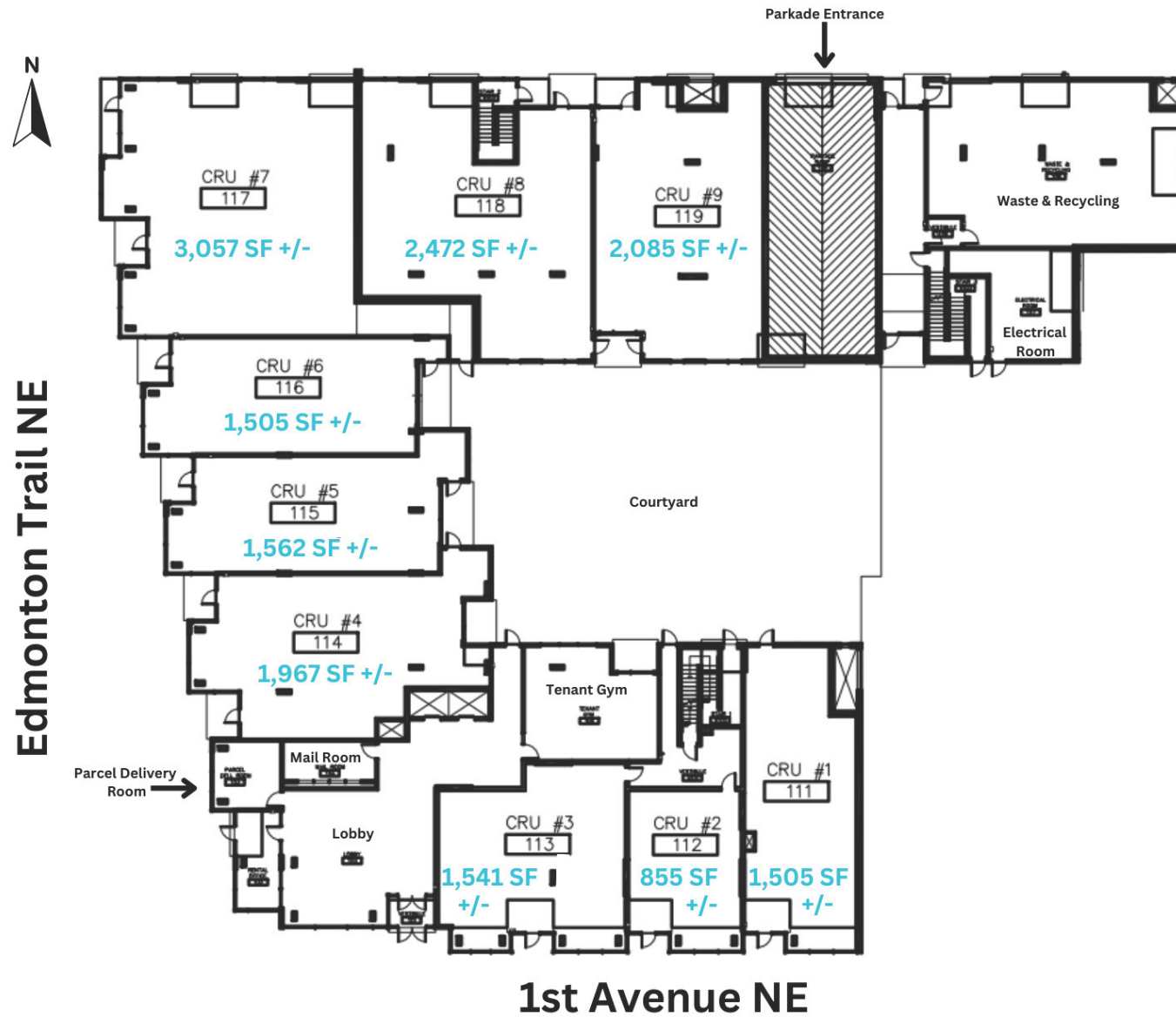


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