



## RETAIL SPACE FOR LEASE

708 11<sup>th</sup> AVENUE SW  
CALGARY, ALBERTA

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



## PROPERTY INFORMATION & TRAFFIC COUNTS

### AVAILABLE FOR LEASE

UNIT #102

### TERM

5-10 YEARS

### ELECTRICAL

100 AMPS SERVICE

### LOCATION

102, 708 11 AVENUE SW

### TRAFFIC COUNTS

18,000 – 19,000 VEHICLES  
PER DAY ON 11TH AVENUE

### LEASE RATE

MARKET

### AVAILABLE

MARCH 2025

### PARKING

PARKING CITY OF CALGARY  
STREET PARKING ALONG 11TH

### ZONING

CC-X CENTRE CITY MIXED USE

### OP. COSTS AND TAXES

TBD

## DEMOGRAPHICS

### POPULATION

2023

### 1KM

33,594

### 3KM

126,451

### 5KM

228,120

### GROWTH

2023-2028

11.09%

12.79%

13.80%

### AVERAGE INCOME

2023

\$108,695

\$138,986

\$143,677

### MEDIAN AGE OF POP.

2023

36.70

37.90

38.40

## GENERAL INFORMATION

- GROSS RENTABLE AREA - 1,680 +/- SQ.FT.
- OFFICE CONVERSION TO RESIDENTIAL BY ALSTON PROPERTIES EXPECTED COMPLETION SUMMER 2026.
- READY FOR FIXTURING MARCH 2025
- UNIT INCLUDES A PRIVATE WASHROOM
- IDEAL USES INCLUDE, OFFICE, PET CARE, RETAIL, CUSTOMER SERVICE, HEALTH CARE SERVICE, AND STUDIO.



## DEVELOPER INFORMATION



ALSTON PROPERTIES LTD. IS A PRIVATE, FAMILY-OWNED REAL ESTATE COMPANY OPERATING IN WESTERN CANADA, WITH A PRESENCE IN WINNIPEG, VICTORIA, AND CALGARY. SPECIALIZING IN THE ACQUISITION AND RENOVATION OF OLDER, WELL-LOCATED PROPERTIES, ALSTON PROPERTIES FOCUSES PRIMARILY ON RESIDENTIAL APARTMENTS, WHILE ALSO MANAGING COMMERCIAL RETAIL AND OFFICE SPACES.

## VISIT US

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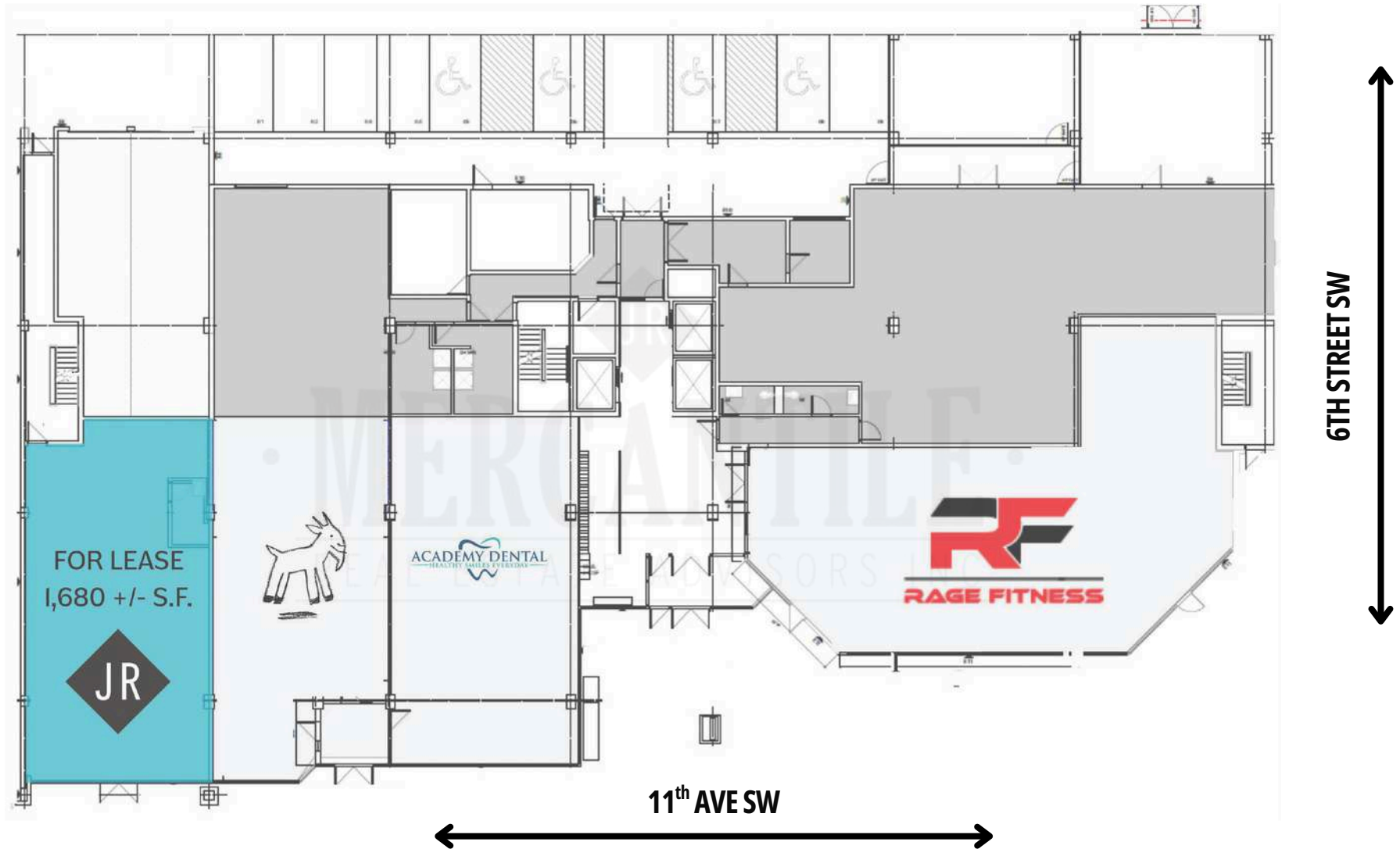
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# FLOOR PLAN



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