



JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

121 - 4611 BOWNESS ROAD
NW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

AVAILABLE FOR LEASE

UNIT 121 : 1,641 SF +/-

AVAILABLE

IMMEDIATELY

TRAFFIC COUNTS (2016 - 2018)

BOWNESS ROAD NW & 44 ST NW
15,000 VEHICLES / DAY

16 & 45 STREET
38,000 VEHICLES / DAY

LOCATION

4611 BOWNESS ROAD NW

TERM

5-10 YEARS

LEASE RATE

MARKET

PARKING

STREET PARKING / POTENTIAL
FOR 3 COMMERCIAL PARKING
STALLS

ZONING

MU-2

OP. COSTS AND TAXES

\$20.72 per SQ.FT. +/-

DEMOGRAPHICS

POPULATION

2023

1KM

4,825

3KM

57,651

5KM

175,616

GROWTH

2023-2028

15.73%

13.42%

14.27%

AVERAGE INCOME

2023

MEDIAN AGE OF POP.

2024

\$113,680

\$142,531

\$153,799

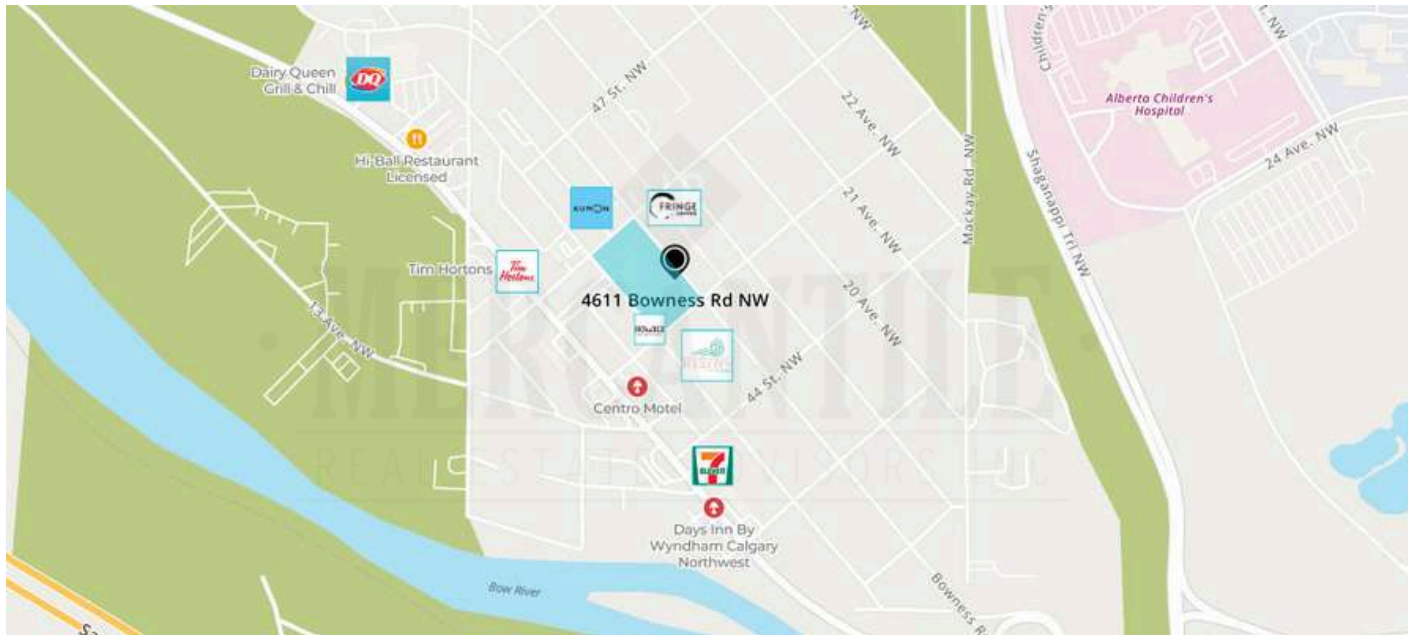
39.50

39.60

39.60

GENERAL INFORMATION

- BOUTIQUE STREETFRONT RETAIL OPPORTUNITY
- IN THE HIGHLY DESIRABLE AREA OF MONTGOMERY
- GROUND FLOOR UNIT IN 60 RESIDENTIAL UNIT BUILDING
- 3 COMMERCIAL PARKING STALLS
- IMPROVED SPACE WITH WASHROOM AND RETAIL AREA
- REAR LOADING TO DOCK
- IDEAL USES INCLUDE BARBER SHOP, GENERAL RETAIL, INSTRUCTIONAL FACILITY, FINANCIAL SERVICES, NAIL SALON, CASUAL RESTAURANT WHERE VENTING IS NOT REQUIRED .
- (ALL USES SUBJECT TO CITY OF CALGARY APPROVAL)



ABOUT ARLINGTON REALTY INC.

ARLINGTON REALTY MANAGES A DIVERSE PORTFOLIO OF PROPERTIES, SUCH AS CENTURY PARK, COACH HILL PLAZA, DOVER VILLAGE, HERITAGE TOWNE CENTRE, MCKNIGHT TOWNE SQUARE, MIDNAPORE MALL, MONTGOMERY PLACE, OKOTOKS PROFESSIONAL, SHAWNEE STATION, SUNRIDGE CENTRE, AND WELLINGTON SQUARE. THESE PROPERTIES HOST A VARIETY OF TENANTS, INCLUDING RETAIL STORES, RESTAURANTS, MEDICAL OFFICES, AND CHILDCARE CENTERS, REFLECTING ARLINGTON REALTY'S COMMITMENT TO FOSTERING VIBRANT COMMUNITY SPACES.

VISIT US

202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

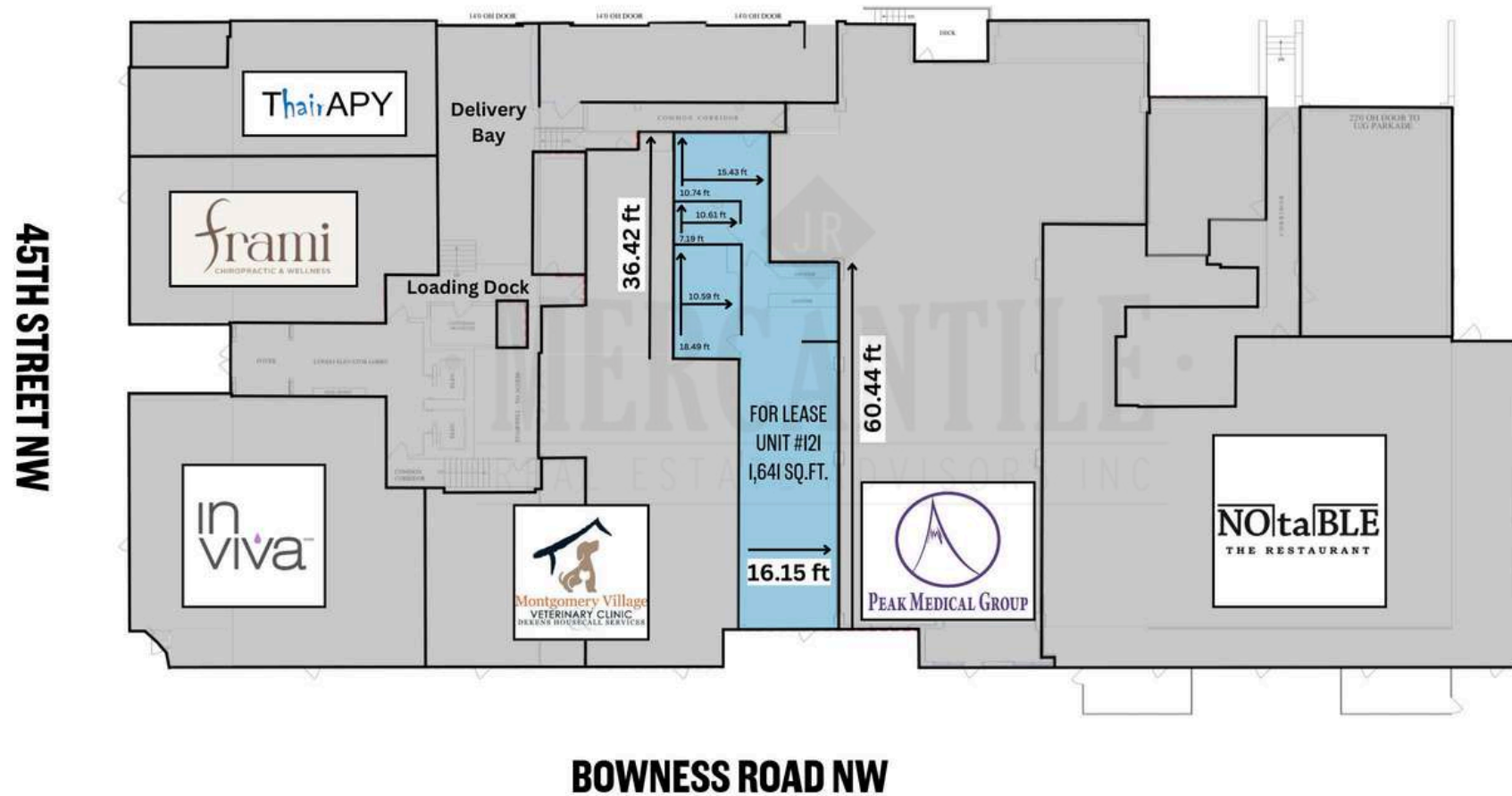
JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

GRACE ROBSON ASSOCIATE

grace@jrmercantile.com
403.770.3071 ext 205

FLOOR PLAN



VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

GRACE ROBSON ASSOCIATE
grace@jrmercantile.com
403.770.3071 ext 205