

# RETAIL SPACE

744 4TH AVENUE SW CALGARY, ALBERTA

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COLUMN 1

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PROPERTY INFORMATION				DEMOGRAPHICS				GENERAL INFORMATION
<b>LOCATION</b> 744 4TH AVENUE SW	<b>TAXES</b> TBD	<b>ZONING</b> 93DC 2008	OPERATING COSTS TBD	POPULATION 2023	<b>1KM</b> 21,056	<b>3KM</b> 132,043	<b>5KM</b> 231,473	<ul> <li>PROMINENT CORNER RETAIL UNIT ON THE GROUND FLOOR OF 56 UNIT RESIDENTIAL BUILDING WITH SOUTHWEST FACING PATIO</li> <li>WEST END OF DOWNTOWN WITH CLOSE PROXIMITY TO AMENITIES SUCH AS ALFORNO BAKERY, BUCHANAN'S CHOP HOUSE AND THE HUTCH</li> </ul>
AVAILABLE FOR LEASE READY FOR FIXTURING MAY 2025	<b>PARKING</b> CITY OF CALGARY STREET PARKING	SUITABLE FOR CAFE OR RETAIL	<b>TERM</b> 5-10 YEARS	GROWTH 2023 - 2028 AVERAGE INCOME	11.71% \$136,582	13.18% \$133.168	13.75% \$142,699	
OCCUPANCY JULY 2025			<b>LEASE RATE</b> MARKET	MEDIAN AGE OF POP		37.9	38.4	<ul> <li>SHORT DISTANCE TO RIVER WALKWAY</li> <li>IDEAL USES INCLUDE: CAFE, RETAIL, JUICE BAR, BUBBLE TEA AND COFFEE</li> </ul>





## **VISIT US** 202, 7710 5<sup>™</sup> STREET SE CALGARY, ALBERTA T2H 2L9

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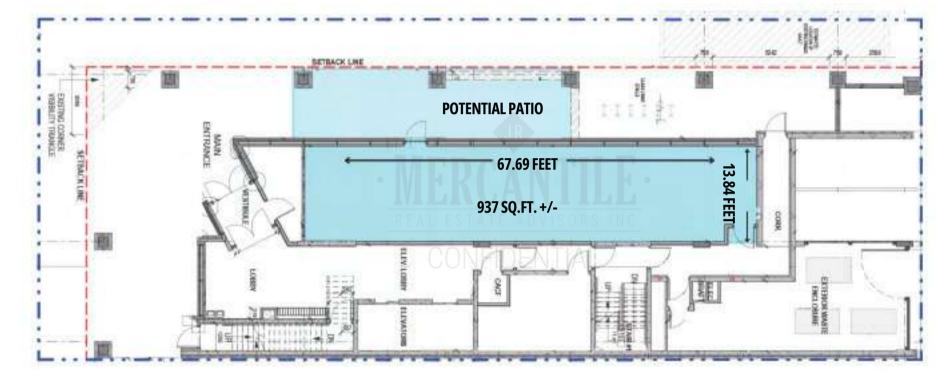
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# **CITY PLAN**

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**7TH STREET SW** 

FLOOR PLAN 🔌

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