



RETAIL SPACE

FOR LEASE

744 4TH AVENUE SW
CALGARY, ALBERTA

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PROPERTY INFORMATION

LOCATION 744 4TH AVENUE SW	TAXES TBD	ZONING 93DC 2008	OPERATING COSTS TBD
AVAILABLE FOR LEASE READY FOR FIXTURING MAY 2025	PARKING CITY OF CALGARY STREET PARKING	SUITABLE FOR CAFE OR RETAIL	TERM 5-10 YEARS
OCCUPANCY JULY 2025			LEASE RATE MARKET

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2023	21,056	132,043	231,473
GROWTH			
2023 - 2028	11.71%	13.18%	13.75%
AVERAGE INCOME	\$136,582	\$133,168	\$142,699
MEDIAN AGE OF POP	37.1	37.9	38.4

GENERAL INFORMATION

- PROMINENT CORNER RETAIL UNIT ON THE GROUND FLOOR OF 56 UNIT RESIDENTIAL BUILDING WITH SOUTHWEST FACING PATIO
- WEST END OF DOWNTOWN WITH CLOSE PROXIMITY TO AMENITIES SUCH AS ALFORNO BAKERY, BUCHANAN'S CHOP HOUSE AND THE HUTCH
- SHORT DISTANCE TO RIVER WALKWAY
- IDEAL USES INCLUDE: CAFE, RETAIL, JUICE BAR, BUBBLE TEA AND COFFEE



CITY PLAN

VISIT US
202, 7710 5TH STREET SE
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FLOOR PLAN ↘

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