



· **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 1 st AVENUE NE	TBD	CRU #1 - 1,505 SQ.FT. +/-	CRU #4 - 1,967 SQ.FT. +/-
AVAILABLE FOR LEASE	PARKING	CRU #2 - 855 SQ.FT. +/-	CRU #5 - 1,562 SQ.FT. +/-
Q1 2027	17 COMMERCIAL STALLS	CRU #3 - 1,541 SQ.FT. +/-	CRU #6 - 1,505 SQ.FT. +/-
ZONING	TERM	CRU #7 - 3,057 SQ.FT. +/-	
MU-2	5-10 YEARS	CRU #8 - 2,472 SQ.FT. +/-	
LEASE RATE	OPERATING COSTS	CRU #9 - 2,085 SQ.FT. +/-	
MARKET	TBD		

DEMOGRAPHICS

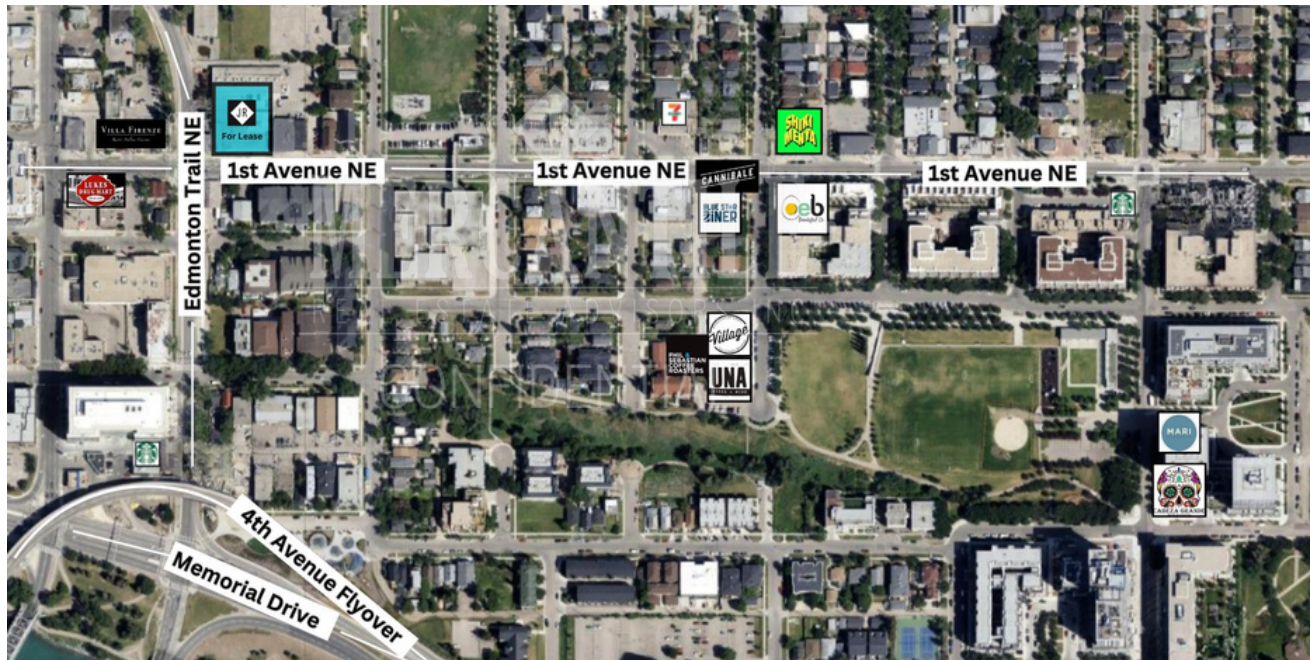
POPULATION	1 KM	3 KM	5 KM
2023	17,058	102,650	193,043
GROWTH			
2023 - 2028	13.72%	13.10%	13.05%
AVERAGE INCOME	\$99,287	\$118,899	\$132,217
MEDIAN AGE OF POP	39.10	38.20	38.40

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



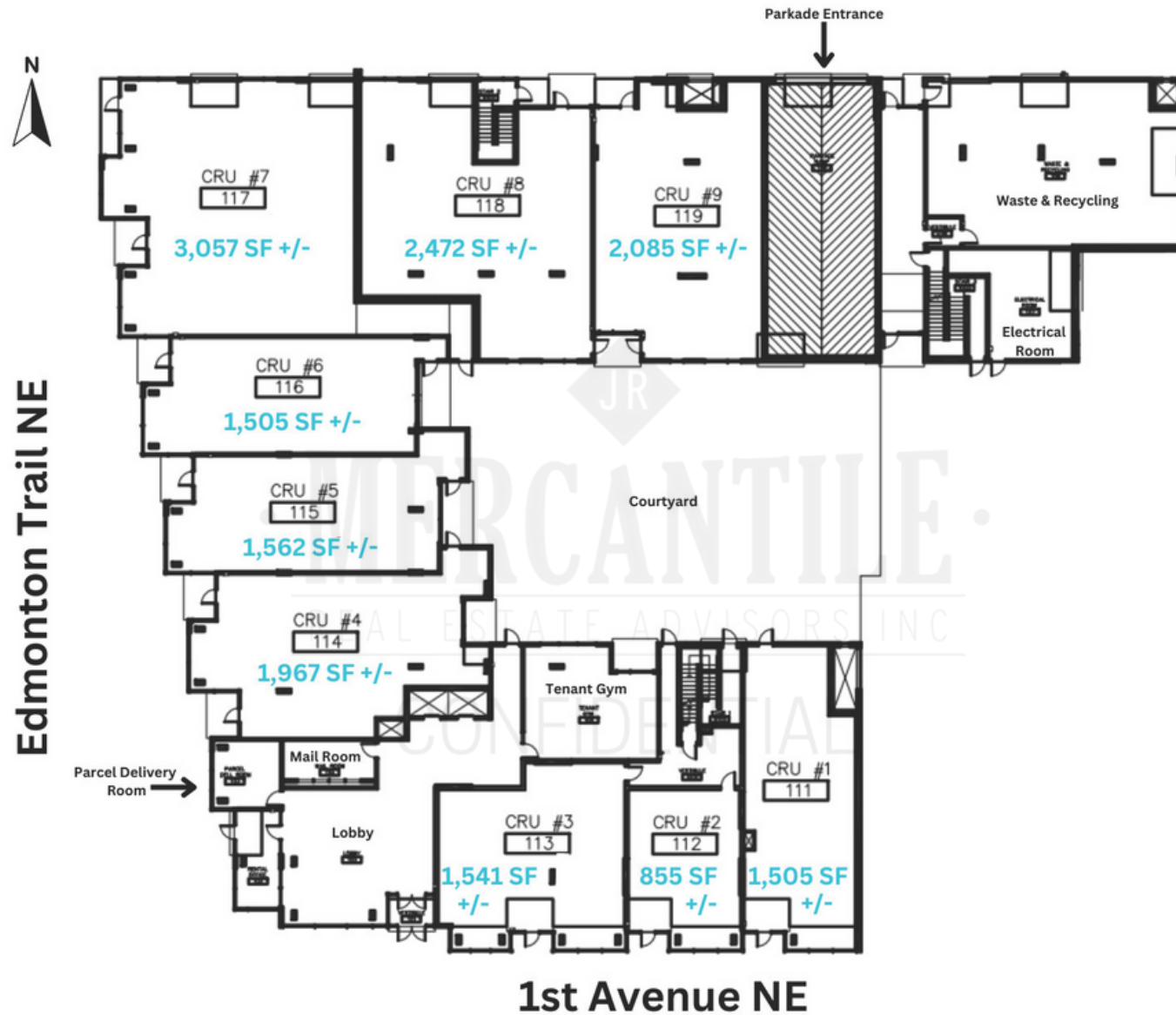
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FLOOR PLAN



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