



FOR SALE

FIXTURED RESTAURANT SPACE

#1140 40 CHRISTIE PARK VIEW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION
#1140 40 CHRISTIE
PARK VIEW

CONDO FEES
\$606.78/ MONTH

ZONING
CN-2

PARKING
100 SURFACE STALLS

AVAILABLE FOR LEASE
CONDO 1140:
1,100 SQ.FT. +/-

SALE PRICE
\$1,075,000.00
+ GST

AVAILABLE
IMMEDIATELY

DEMOGRAPHICS

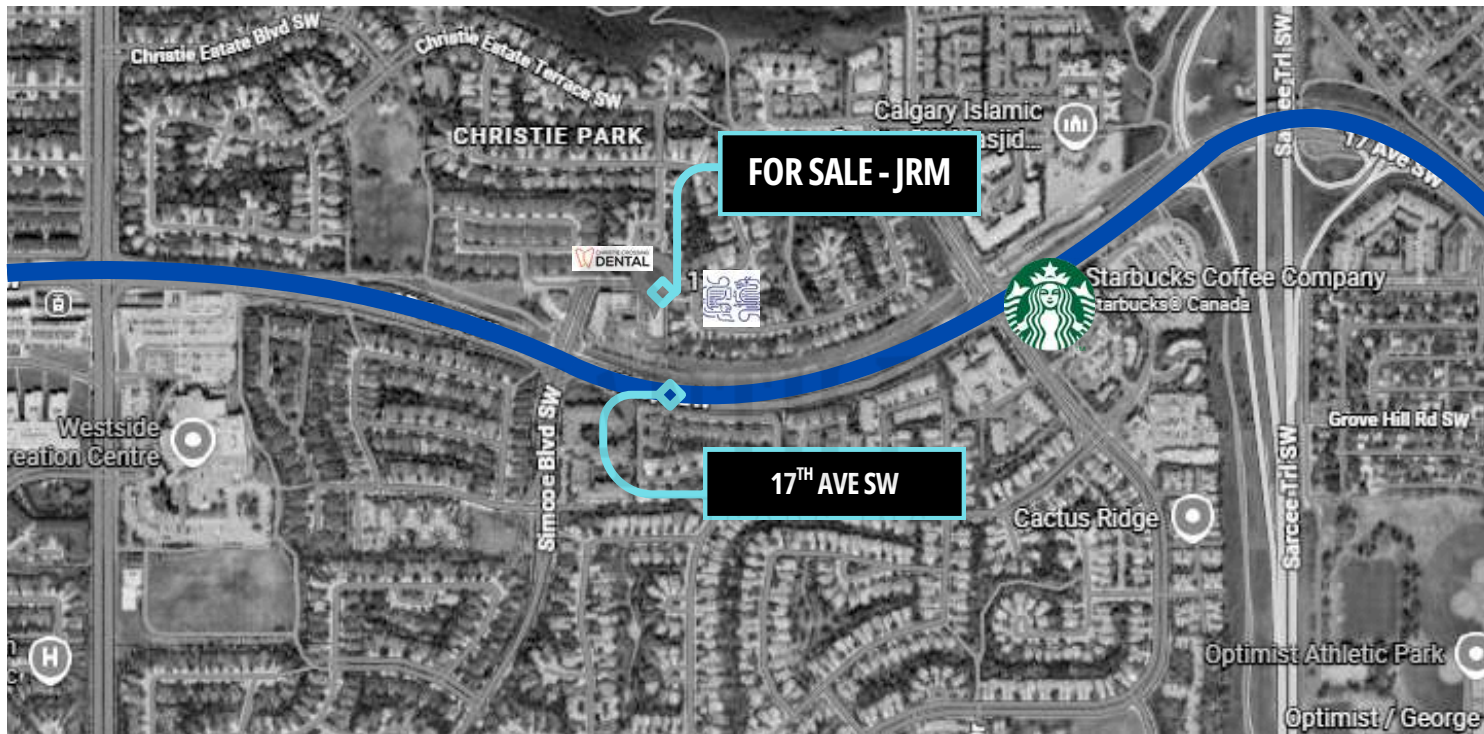
POPULATION	2KM	5KM	10KM
2023	33,648	154,099	484,697
2028	37,024	176,121	549,758
ANNUAL GROWTH			
2023 - 2028	2.5%	2.9%	2.7%
AVERAGE INCOME	\$203,506	\$172,122	\$156,570
2023			
MEDIAN AGE OF POP.	42.8	40.1	39.5
2023			

GENERAL INFORMATION

TURNKEY RESTAURANT SPACE AVAILABLE IN A NEWLY CONSTRUCTED SHOPPING CENTRE, IDEALLY POSITIONED TO CAPTURE STRONG DAILY TRAFFIC FROM A HIGHLY AFFLUENT TRADE AREA. THE IMMEDIATE SURROUNDING NEIGHBOURHOOD BOASTS AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$200,000, SUPPORTING PREMIUM DINING AND SERVICE CONCEPTS.

THIS 1,100 SQ. FT. +/- FULLY BUILT-OUT RESTAURANT OFFERS A MOVE-IN-READY OPPORTUNITY FOR OPERATORS LOOKING TO MINIMIZE UPFRONT BUILD-OUT COSTS AND ACCELERATE OPENING TIMELINES. THE MODERN CONSTRUCTION, STRONG CO-TENANCY, AND EXPOSURE WITHIN A GROWING COMMERCIAL NODE MAKE THIS SPACE WELL-SUITED FOR A VARIETY OF FOOD AND BEVERAGE USES.

AN EXCELLENT OPPORTUNITY FOR EXPERIENCED RESTAURATEURS OR EMERGING CONCEPTS SEEKING A HIGH-QUALITY LOCATION IN A HIGH-SPENDING MARKET.

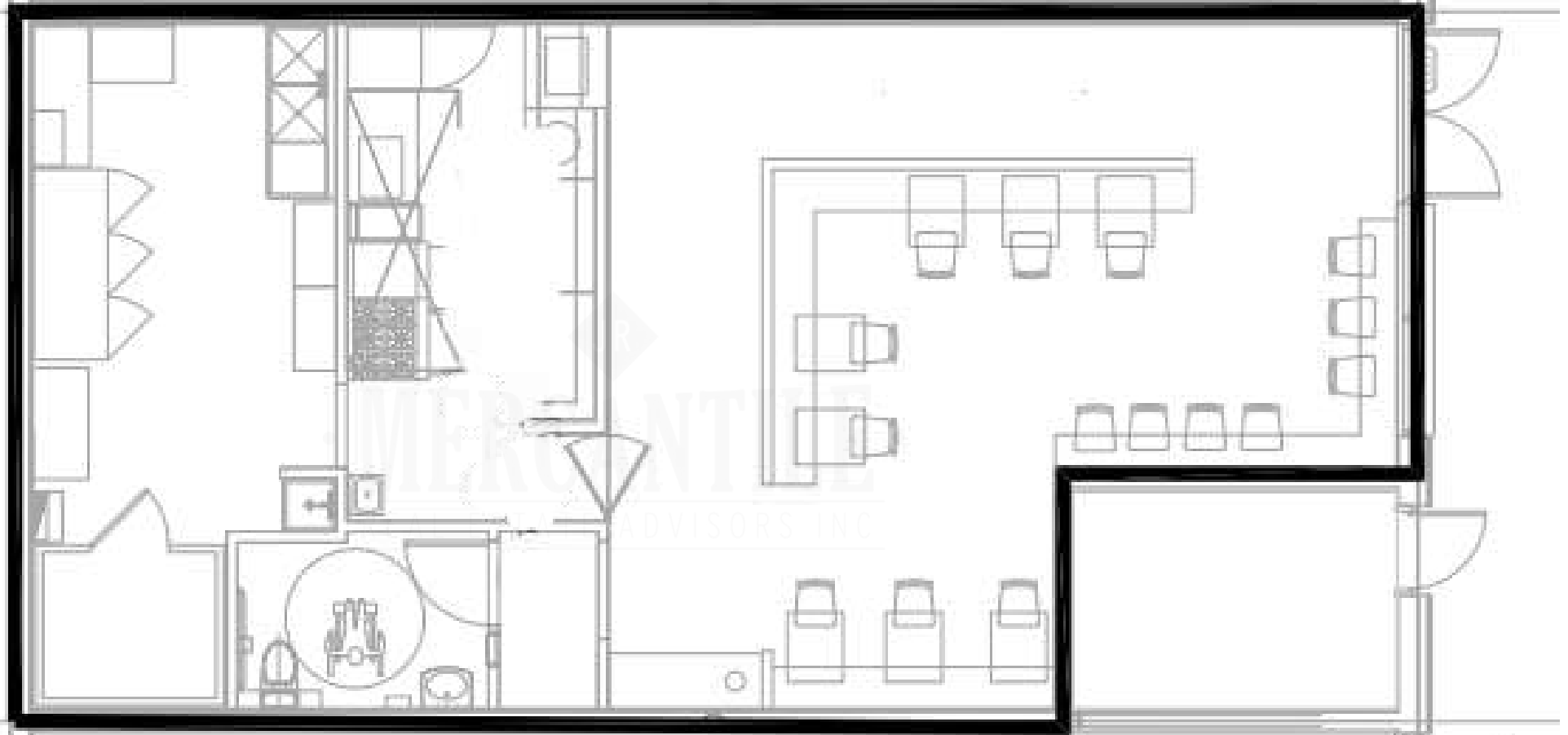


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FLOOR PLANS

ADJACENT TENANT



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