

JR

**MERCANTILE**  
REAL ESTATE ADVISORS INC

**FOR SALE**

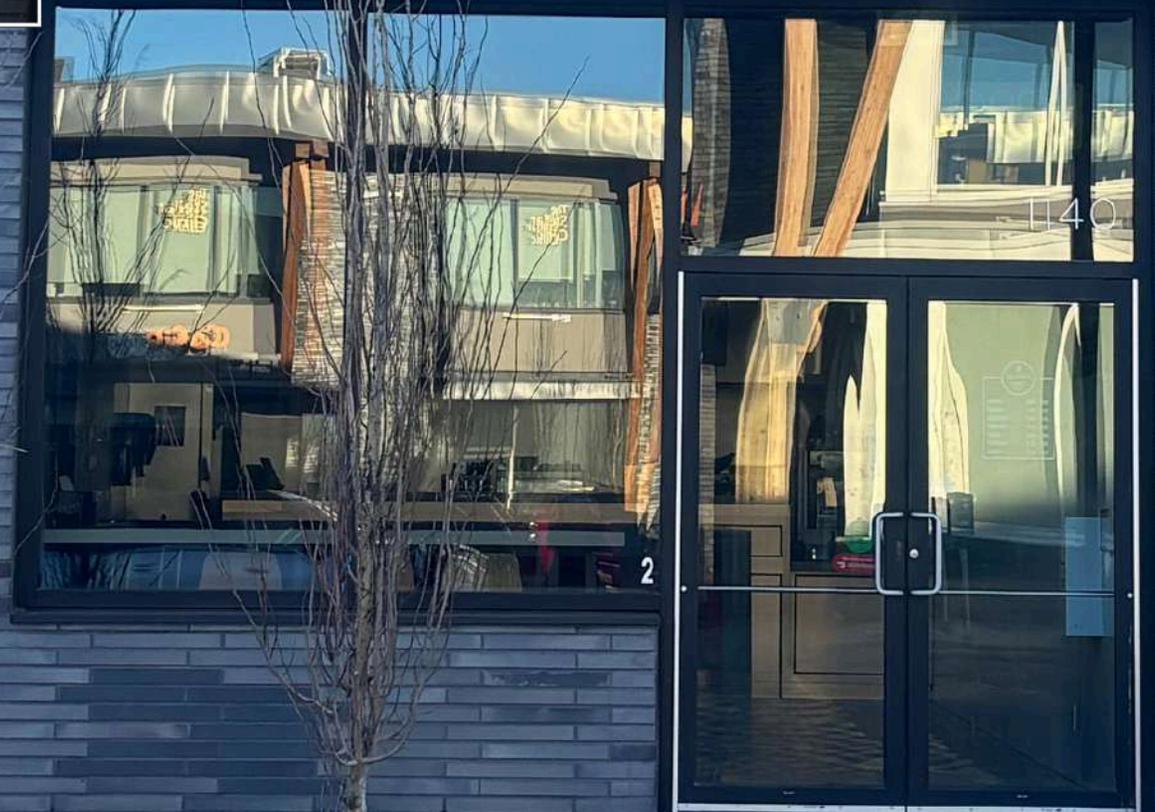
FIXTURED RESTAURANT SPACE

#1140 40 CHRISTIE PARK VIEW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071



**TAJ KABOB**  
AFGHAN - STREET - FOOD



## PROPERTY INFORMATION

LOCATION	CONDO FEES	ZONING	PARKING
#1140 40 CHRISTIE PARK VIEW	\$606.78/ MONTH	CN-2	100 SURFACE STALLS
AVAILABLE FOR LEASE	SALE PRICE	AVAILABLE	
CONDO 1140: 1,100 SQ.FT. +/-	\$1,075,000.00 + GST	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.

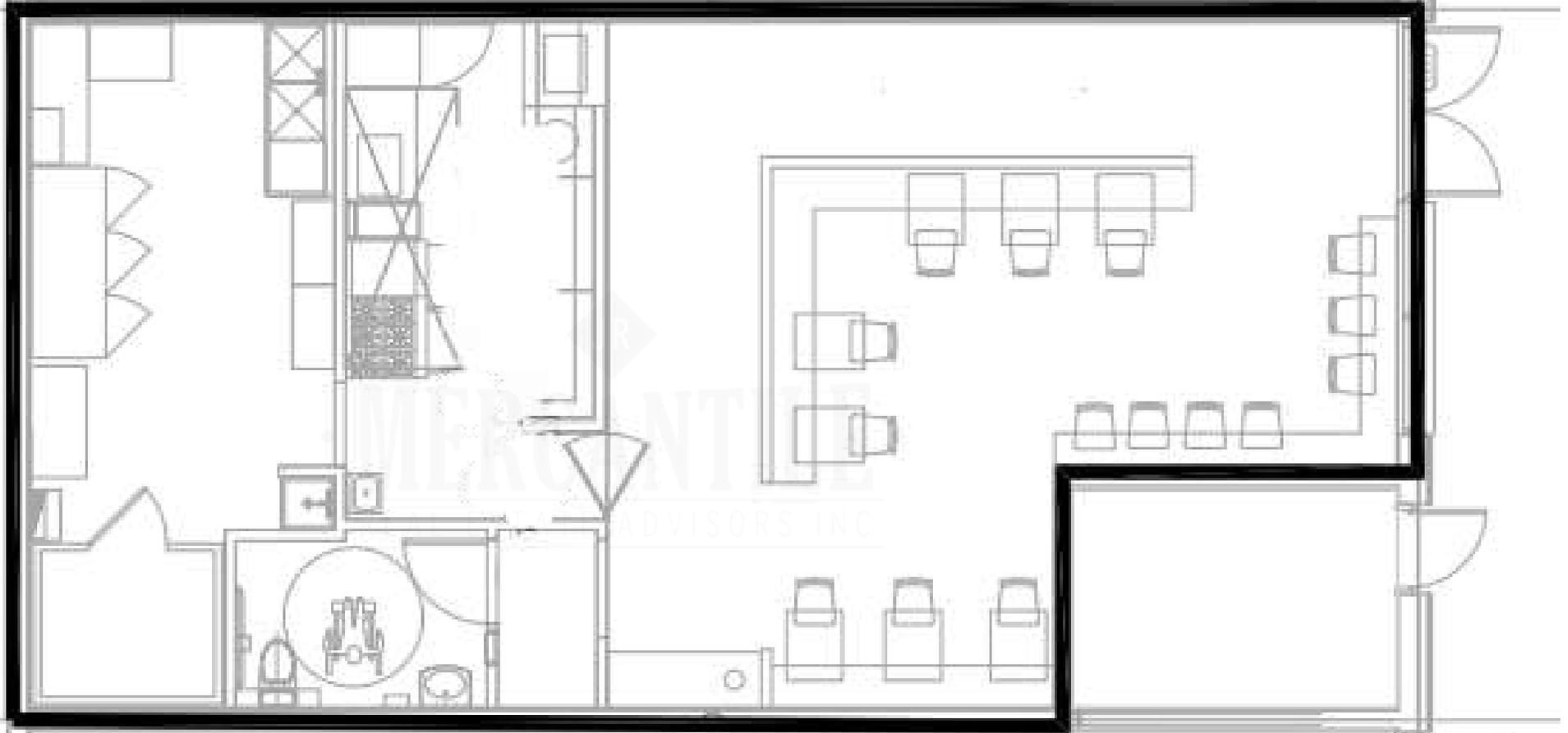


VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9  
[jrmercantile.com](http://jrmercantile.com)

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204

# FLOOR PLANS

## ADJACENT TENANT



## ADJACENT TENANT

VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9  
[jrmercantile.com](http://jrmercantile.com)

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204

# STOREFRONT



VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9  
[jrmercantile.com](http://jrmercantile.com)

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204