

JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL CONDO

FOR SALE

4104 - 8500 19TH AVENUE
SE - EASTHILLS

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION

LOCATION

4104 8500 19TH AVENUE SE

AVAILABLE FOR SALE

1,746 SQ.FT. +/-

PARKING

3 TITLED STALLS, WITH UP TO 50 SHARED VISITOR PARKING STALLS ACROSS THE DEVELOPMENT

SALE PRICE

\$550 / SQ.FT.
STARTING AT:
\$960,300 + GST

CONDO FEES

\$0.42 / SQ.FT.
• ~\$733.32 / MONTH

ZONING

MU-1

AVAILABLE

MAY 2026
(ESTIMATED)

DEMOGRAPHICS

POPULATION

	2KM	5KM	10KM
2023	7,963	77,089	275,365
2028	9,085	85,467	310,409

ANNUAL GROWTH

	2.8%	2.4%	2.5%
2023 - 2028			

AVERAGE INCOME

	\$89,539	\$83,373	\$94,648
2023			

MEDIAN AGE OF POP.

	38.9	39.9	38.5
2023			

TRAFFIC COUNTS (2018)

84TH STREET SE & EAST HILLS S: 8,000 VEHICLES / DAY

17TH AVENUE SE & 84 N: 30,000 VEHICLES / DAY

17TH AVENUE SE & 70TH STREET SE W: 28,000 VEHICLES / DAY

GENERAL INFORMATION

RARE OPPORTUNITY TO OWN A COMMERCIAL RETAIL UNIT IN EAST HILLS CROSSING, A NEWLY BUILT MIXED-USE DEVELOPMENT BY MINTO, IDEALLY POSITIONED ALONG THE HIGH-TRAFFIC CORRIDOR OF 17TH AVENUE SE. THIS SINGLE COMMERCIAL UNIT BENEFITS FROM EXCEPTIONAL VISIBILITY AT A BUSY INTERSECTION, OFFERING STRONG EXPOSURE TO BOTH VEHICLE AND PEDESTRIAN TRAFFIC IN ONE OF CALGARY'S FASTEST-GROWING RETAIL NODES.

UPON THE COMPLETION OF THE FIRST PHASE OF DEVELOPMENT, EAST HILLS CROSSING IS ESTIMATED TO INCLUDE APPROXIMATELY 640 RESIDENTIAL UNITS WITH A FURTHER 1,100 UNITS PLANNED FOR THE 2ND PHASE OF THE PROJECT, CREATING A BUILT-IN CUSTOMER BASE AND STEADY DAILY FOOT TRAFFIC FOR RETAILERS. THIS GROWING RESIDENTIAL DENSITY, COMBINED WITH STRONG SURROUNDING COMMERCIAL ACTIVITY, POSITIONS THE UNIT TO BENEFIT FROM BOTH NEIGHBORHOOD DEMAND AND REGIONAL DRAW ALONG ONE OF CALGARY'S BUSIEST EAST-WEST CORRIDORS.

THE SPACE FEATURES 225 AMPS OF POWER, PROVIDING AMPLE ELECTRICAL CAPACITY FOR A WIDE RANGE OF COMMERCIAL USES INCLUDING FOOD SERVICE, CAFÉ, RETAIL, OR SERVICE-ORIENTED BUSINESSES. ADDING TO ITS APPEAL IS APPROXIMATELY 200 SQ. FT. (+/-) OF DEDICATED OUTDOOR PATIO SPACE LOCATED DIRECTLY IN FRONT OF THE UNIT—AN IDEAL SETUP FOR OPERATORS LOOKING TO CREATE AN INVITING CUSTOMER EXPERIENCE OR ADDITIONAL SEATING.

SITUATED WITHIN A VIBRANT NEW CONDO COMPLEX SURROUNDED BY RESIDENTIAL DENSITY AND ESTABLISHED RETAIL AMENITIES, THIS UNIT PRESENTS AN EXCELLENT OPPORTUNITY FOR OWNER-OPERATORS OR INVESTORS SEEKING A PRESENCE IN A RAPIDLY EXPANDING EAST CALGARY COMMUNITY.



VISIT US

202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

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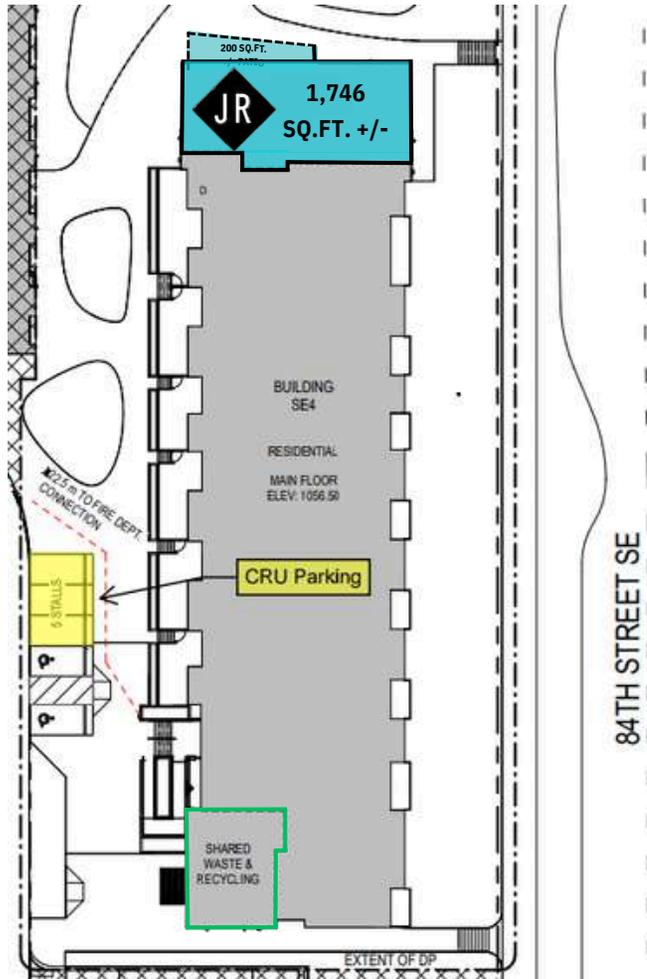
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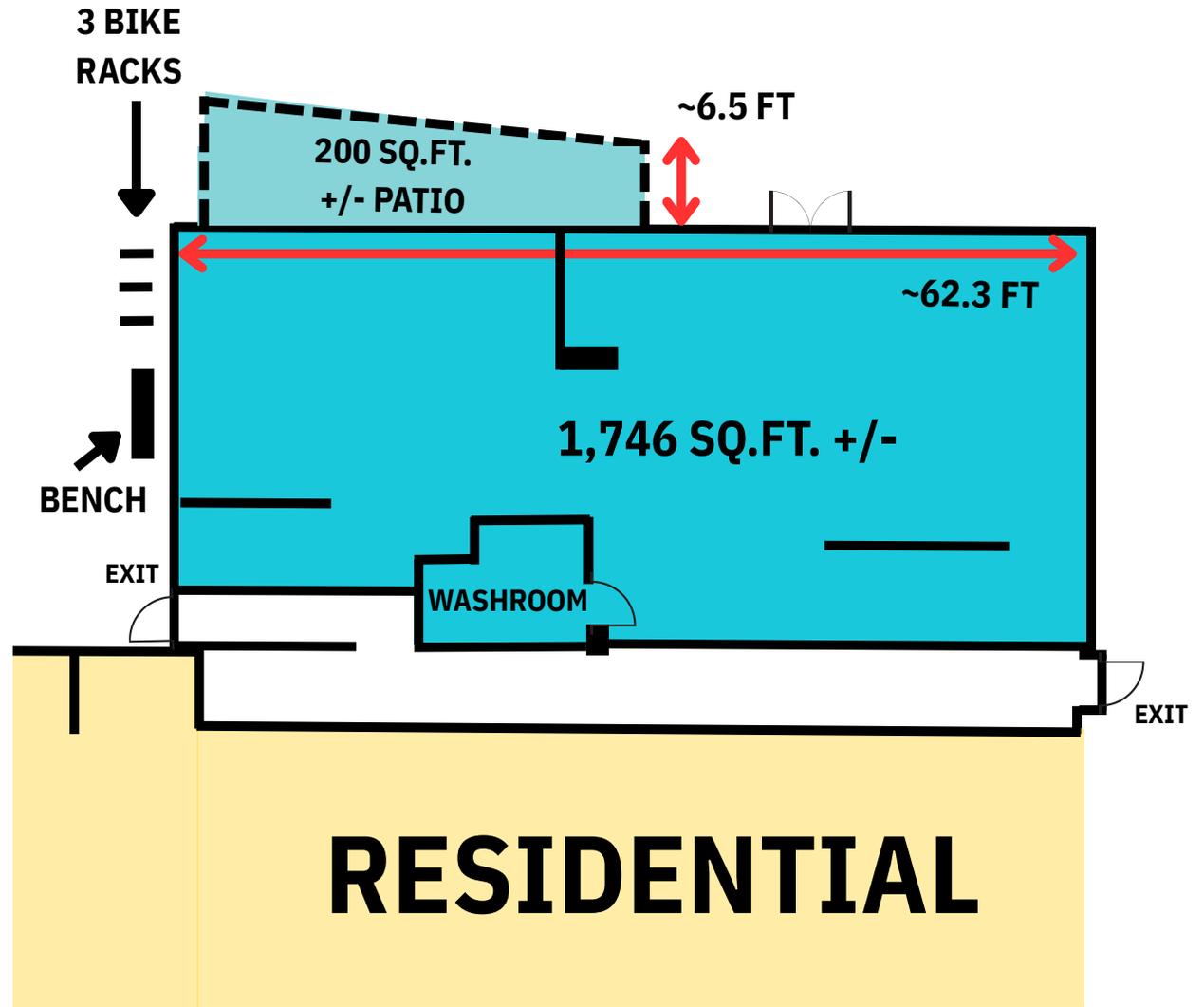
ANDRÉE ROBERTS ASSOCIATE

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SITE PLAN



FLOOR PLANS

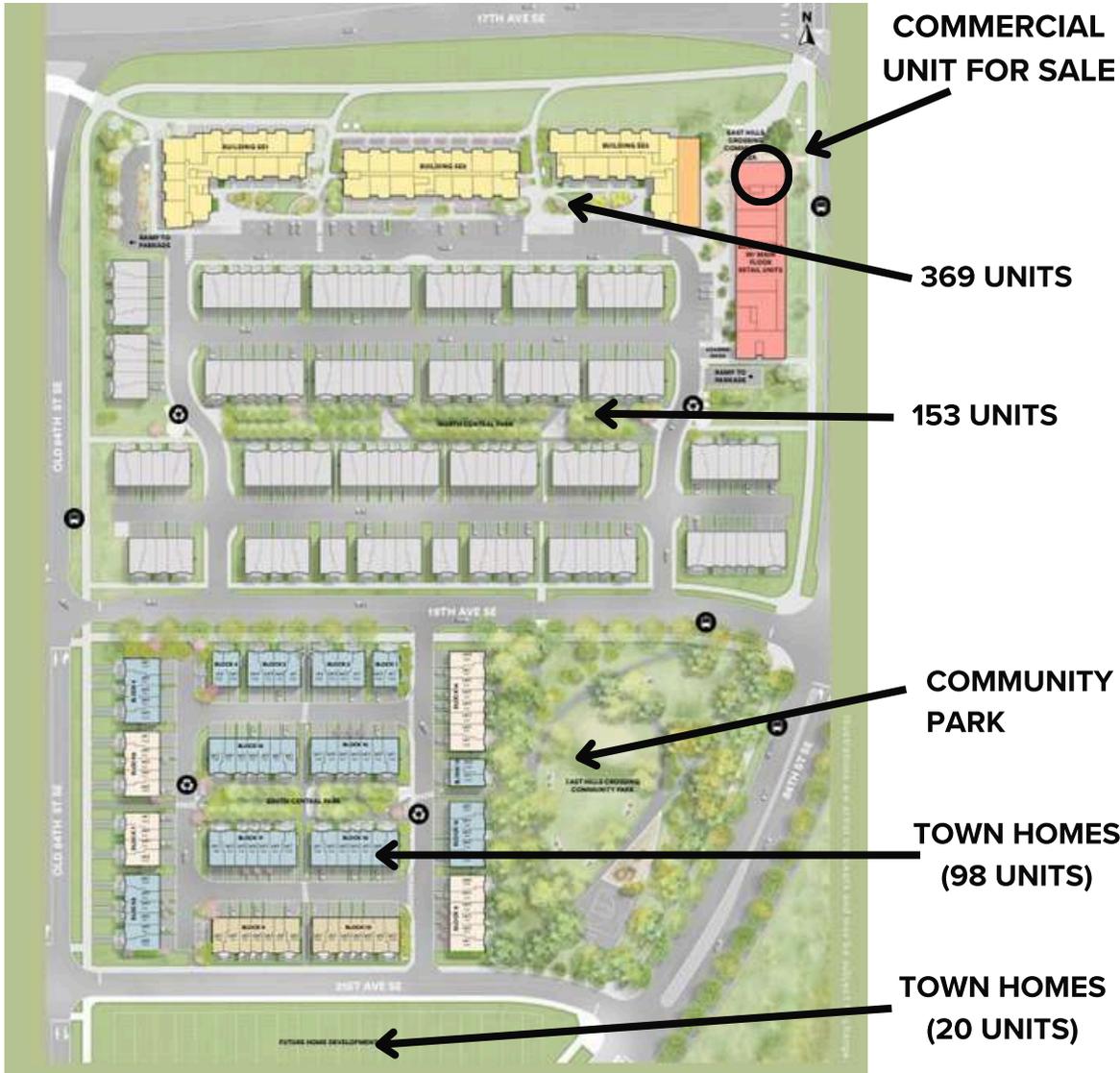


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DEVELOPMENT PLAN



PLAN SOURCED FROM MINTO'S WEBSITE



ABOUT MINTO

ESTABLISHED IN 1955, MINTO GROUP IS A FULLY INTEGRATED REAL ESTATE INVESTMENT, DEVELOPMENT, AND PROPERTY MANAGEMENT COMPANY. WITH 70 YEARS IN OPERATION, WE HAVE BUILT OVER 100,000 HOMES IN CANADA AND THE SOUTHERN USA, AND HOLD OWNERSHIP INTERESTS IN OVER 10,000 HIGH-QUALITY, MULTI-RESIDENTIAL RENTAL UNITS ACROSS MAJOR URBAN CENTRES IN CANADA. IN 2024, MINTO WAS HONoured AS ONE OF CANADA'S BEST MANAGED COMPANIES, RECOGNIZING ORGANIZATIONS FOCUSED ON EMPLOYEE EXPERIENCE, SUSTAINABILITY, CORPORATE RESILIENCE, AND BOLD INNOVATION. TOGETHER WITH OVER 1,500 EMPLOYEES IN CANADA AND THE USA, THE COMPANY IS BUILDING BETTER PLACES FOR PEOPLE TO LIVE, WORK, AND PLAY, ONE HOME AND ONE RELATIONSHIP AT A TIME.



ABOUT JR MERCANTILE REAL ESTATE ADVISORS INC.

JR MERCANTILE REAL ESTATE ADVISORS INC. IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY.

PEOPLE KNOW US AS CALGARY INNER-CITY AND MIXED-USE EXPERTS. WE ADVISE TENANTS, BUILDING OWNERS AND LAND DEVELOPERS ON MAXIMIZING ASSET VALUE BY BRINGING PROPERTIES TO LIFE.

WE SPECIALIZE IN THE RETAIL ENVIRONMENT WITH A FOCUS ON RESTAURANTS, MEDICAL AND HEALTH SERVICES REPRESENTATION. YOU CHOOSE JR MERCANTILE WHEN YOU WANT SOUND ADVICE, CREATIVE SOLUTIONS AND DEDICATED ATTENTION.

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