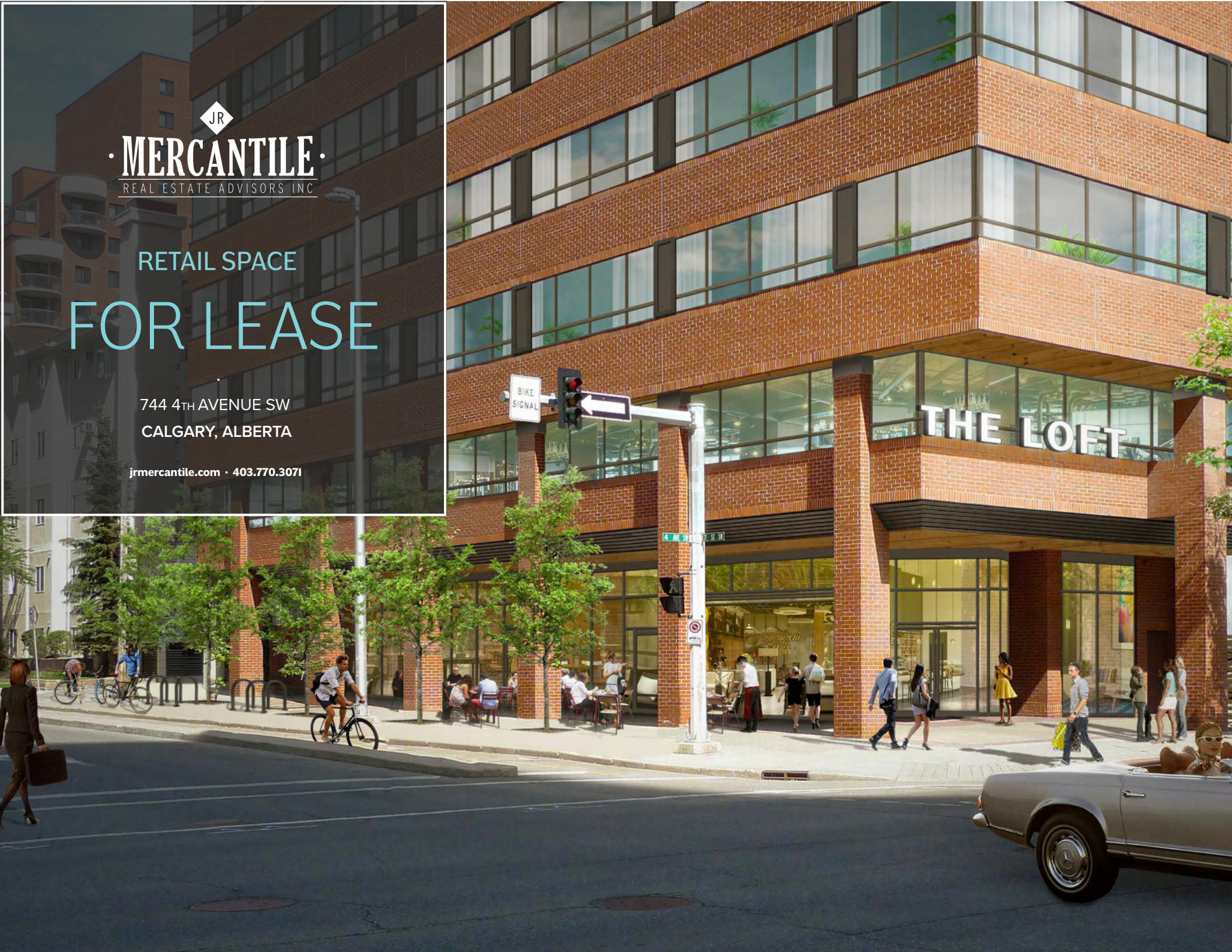




RETAIL SPACE
FOR LEASE

744 4TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

| | | | |
|---|---|-----------------------------------|-------------------------------|
| LOCATION 744 4 TH 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 2023 | 1KM 21,056 | 3KM 132,043 | 5KM 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
CALGARY, ALBERTA T2H 2L9

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ANDRÉE ROBERTS ASSOCIATE
andree@jrmercantile.com
403.770.3071 ext 203

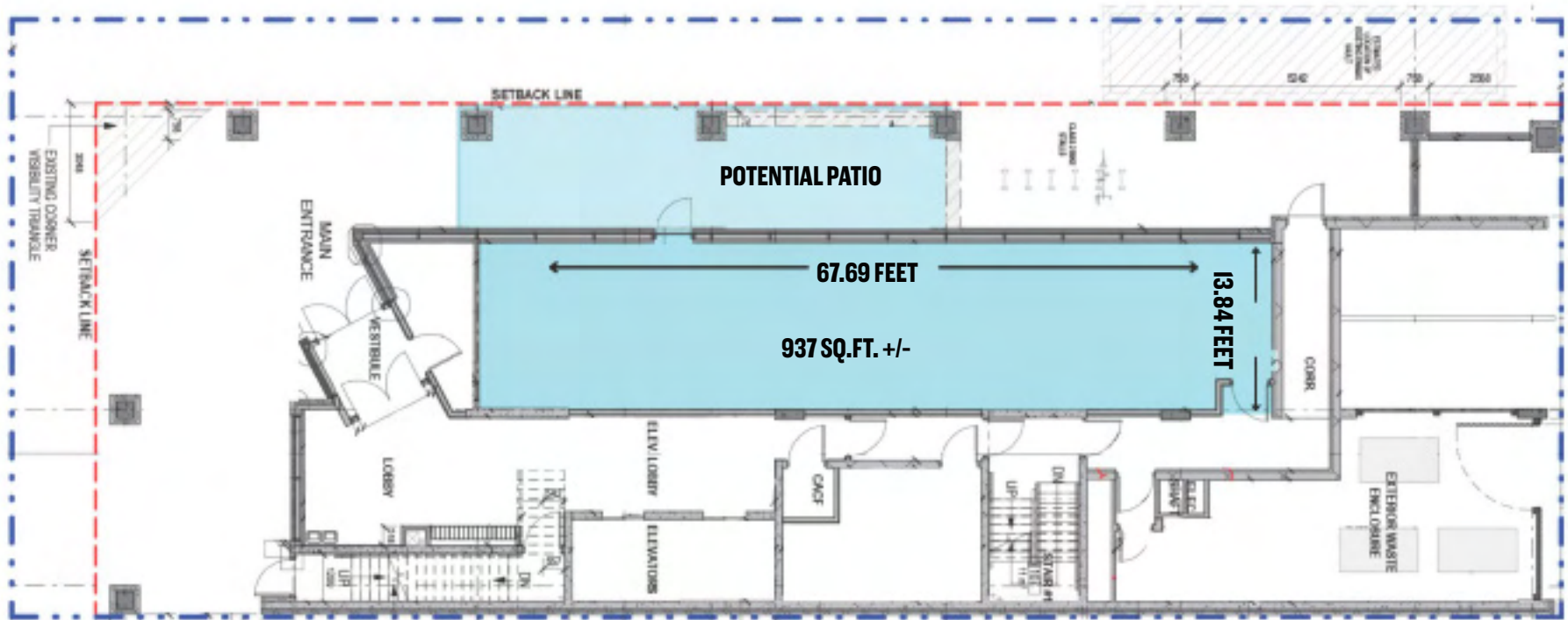
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FLOOR PLAN

7TH STREET SW

4TH AVENUE SW

NORTH



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