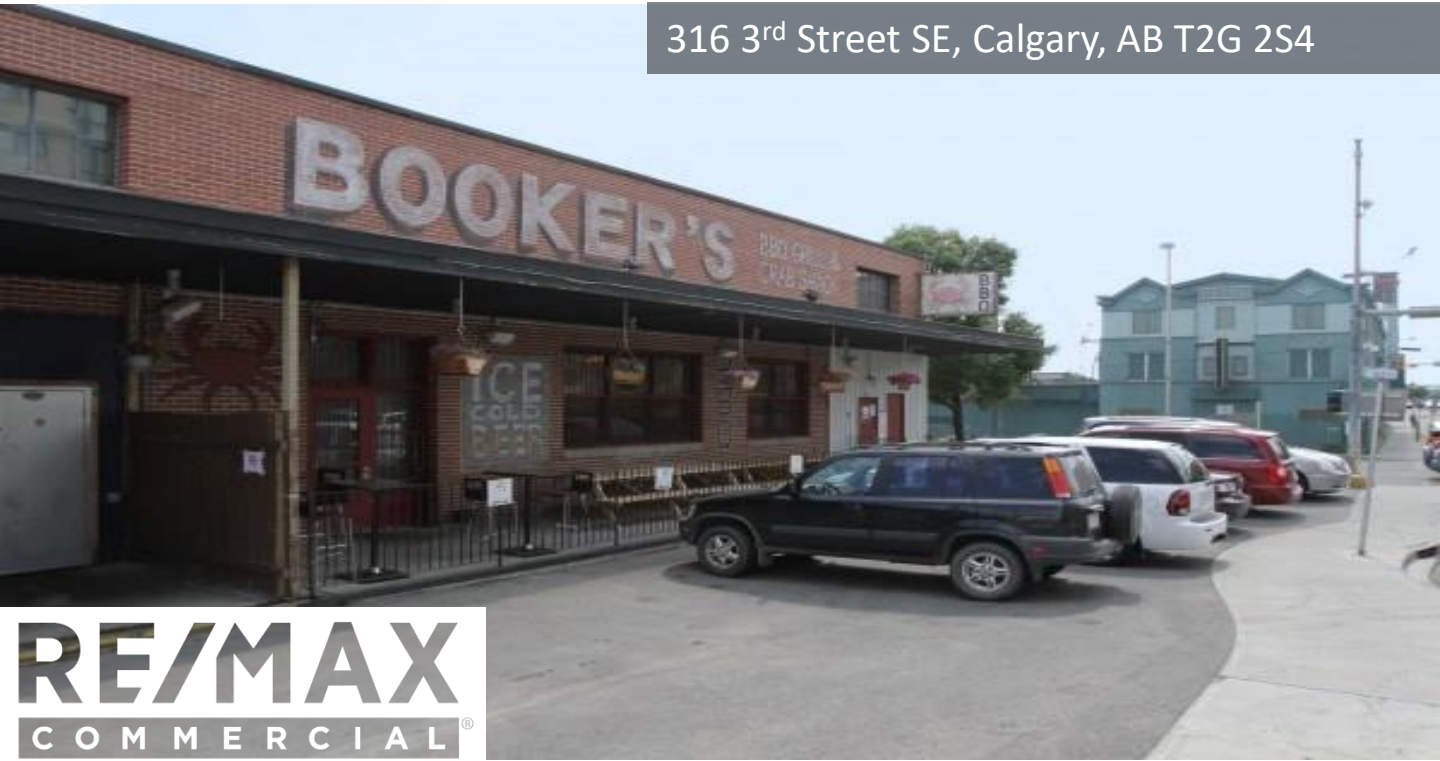
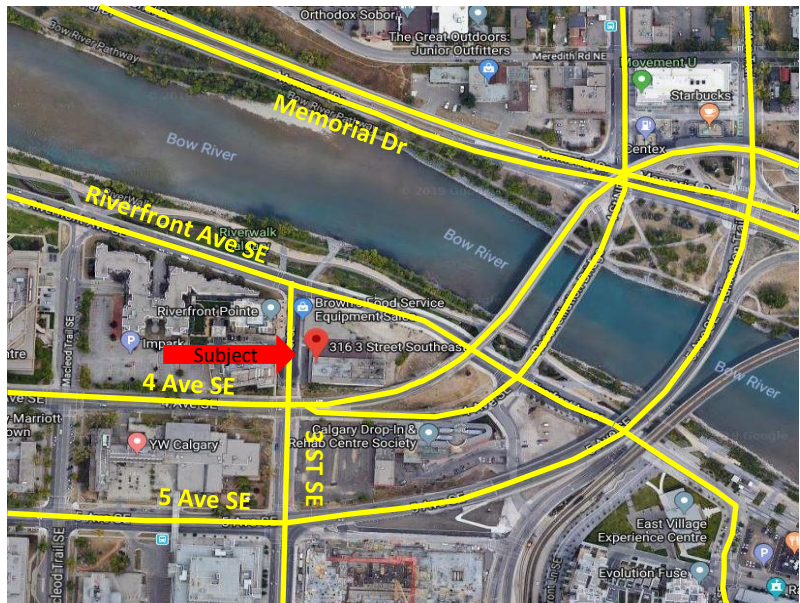


RETAIL
FOR LEASE
EAST VILLAGE

316 3rd Street SE, Calgary, AB T2G 2S4



RE/MAX
COMMERCIAL
RE/MAX REAL ESTATE (CENTRAL)



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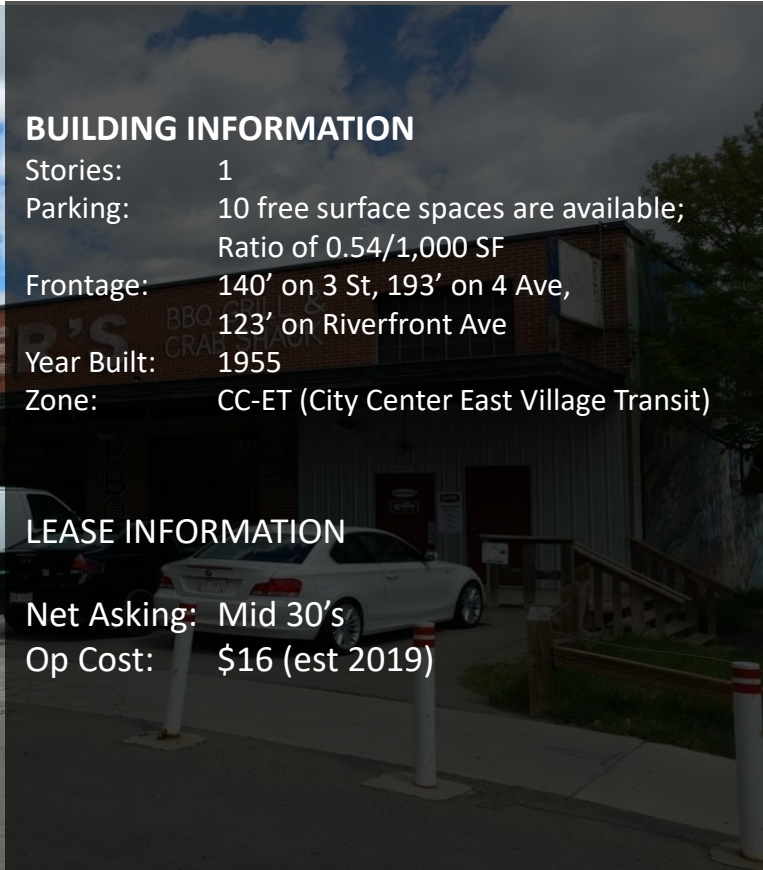
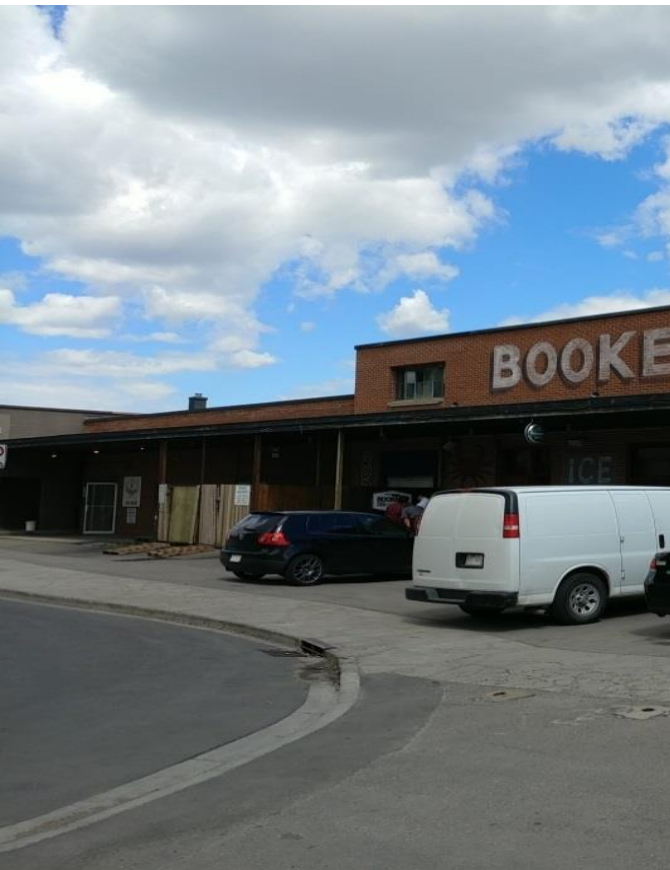
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BUILDING INFORMATION

Stories: 1
 Parking: 10 free surface spaces are available;
 Ratio of 0.54/1,000 SF
 Frontage: 140' on 3 St, 193' on 4 Ave,
 123' on Riverfront Ave
 Year Built: 1955
 Zone: CC-ET (City Center East Village Transit)

LEASE INFORMATION

Net Asking: Mid 30's
 Op Cost: \$16 (est 2019)

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Demographics

	1 km	3 km
Population	14,819	103,317
Households	8,465	59,017
Median Age	42.60	36.30
Median HH Income	\$53,419	\$77,694
Daytime Employees	53,908	187,118
Population Growth '16 to '21	▲ 7.8%	▲ 7.6%
Household Growth '16 to '21	▲ 8.9%	▲ 8.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Riverfront Avenue ...	3 Street South-ea...	6,000	2014	0.04 km
Riverfront	3 SE	6,000	2016	0.04 km
3	Riverfront S	400	2016	0.05 km
4	3 E	33,000	2011	0.05 km
4 Avenue South-east	3 Street South-ea...	33,000	2011	0.05 km

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Total: 14,370 sq.ft
Available: 8,000 approx



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