RETAIL

FOR LEASE

BELTLINE

1429 17th Ave SW, CALGARY, AB T2T 0C6

RE/MAX COMMERCIAL

RE/MAX REAL ESTATE (CENTRAL)

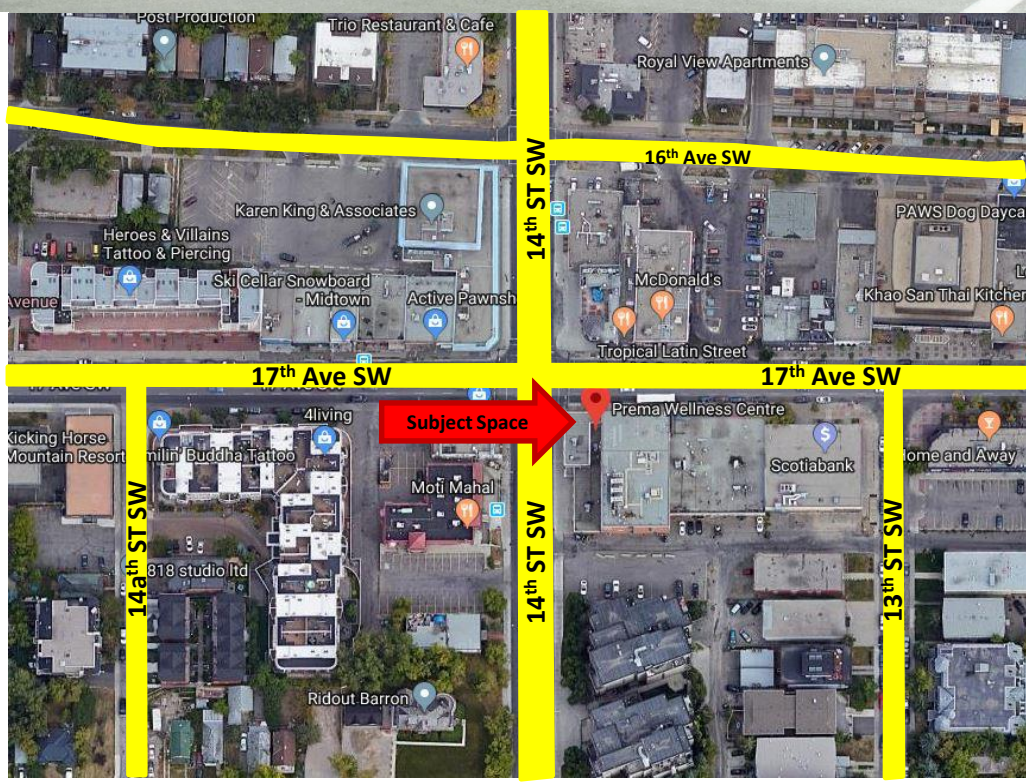
MAHMUD RAHMAN TEAM

Mahmud Rahman
mahmud@irolalberta.com

Randy Wiens
randy@irolalberta.com

Sharon Shore
sharon@irolalberta.com

403.681.8830
crealberta.com



206, 2411 – 4th Street NW, Calgary, Ab T2M 2Z8

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BUILDING INFORMATION

GLA: 12,960 SF
Typical Floor: 6,480 SF
Stories: 2
Parking: 3 free Surface Spaces are available in tandem; Ratio of 0.23/1,000 SF (TBV)
Building Ht: 22'
Year Built: 1945
Frontage: 39' on 17th Ave SW

LEASE INFORMATION

Available: 5,550 SF
Op Cost: $16.00 PSF (Est)
Net Rate: Market

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Demographics

	1 km	3 km
Population	24,067	124,876
Households	14,261	65,960
Median Age	33.30	34.50
Median HH Income	$69,003	$83,524
Daytime Employees	7,623	163,751
Population Growth '18 to '23	14.7%	15.4%
Household Growth '18 to '23	16.0%	16.4%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
14 Street South-west	16 Avenue South-...	23,000	2014	0.07 km
14	16 SW	19,000	2016	0.07 km
17	-	17,000	2016	0.07 km
14	19 SW	16,000	2016	0.08 km
14 Street South-west	19 Avenue South-...	16,000	2014	0.08 km

Made with TrafficMetrix® Products

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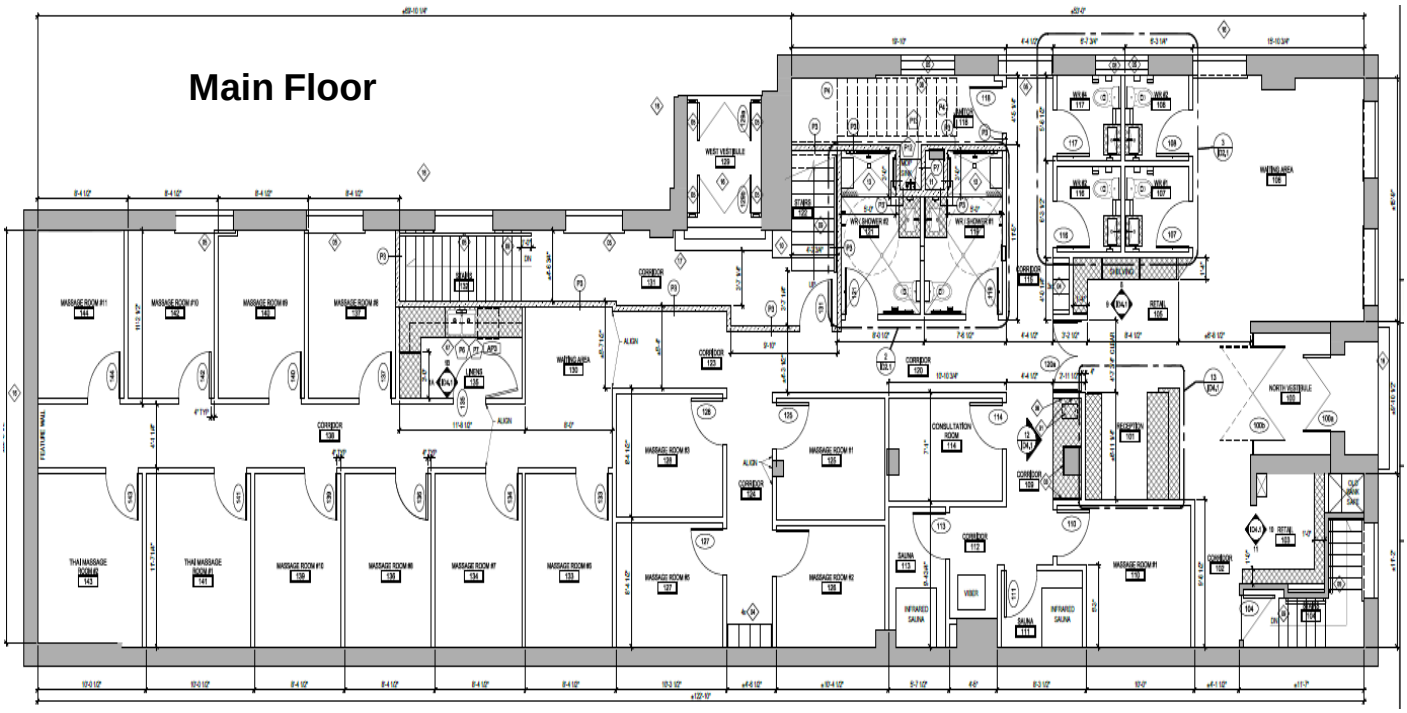

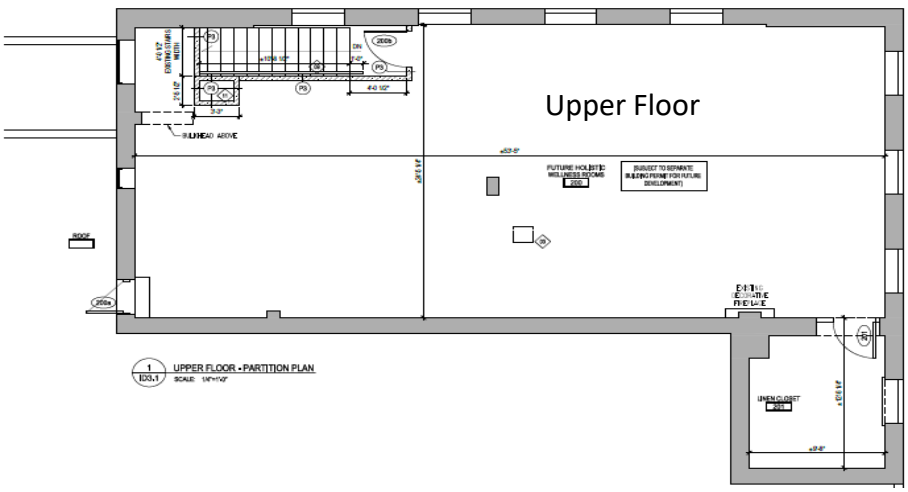

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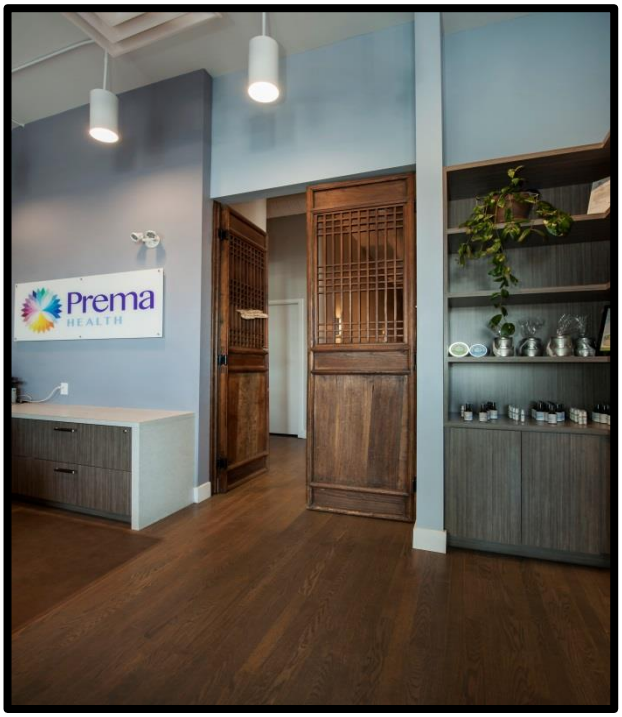

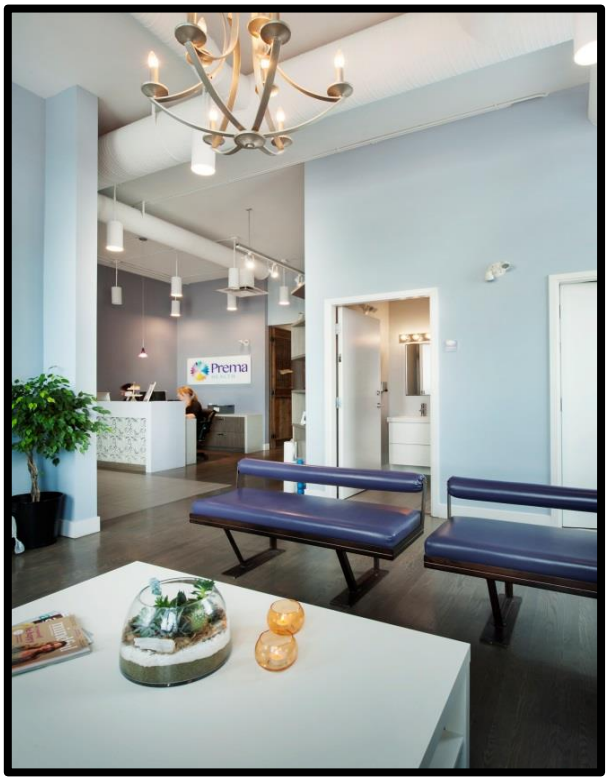

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