

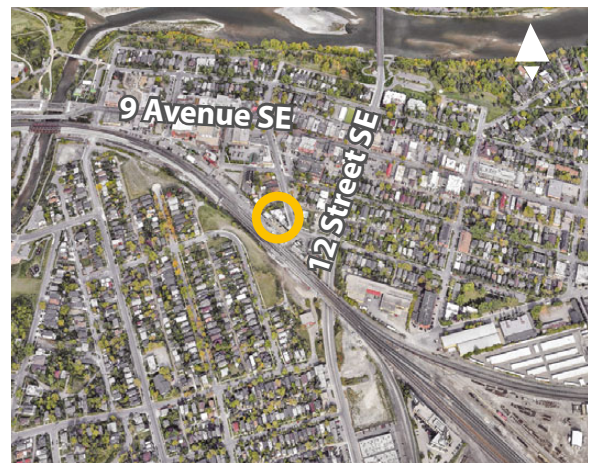
10,176 sf

Main + Lower Levels



## RETAIL SPACE IN INGLEWOOD FOR LEASE

1015 11 Street SE  
Calgary



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Andrew Sherbut**, VICE PRESIDENT

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023






» Renovated from top to bottom in 2016, providing a truly unique opportunity in one of Calgary's rapidly evolving inner-city neighborhoods








## Area Demographics

(1 km radius)

 Population **4,913**
 Median Age **39.0**  
 Average Household Income **\$129,720**

## Current Consumption / Person

 **\$13,677** FOOD  
 **\$4,634** HEALTH CARE  
 **\$5,179** RECREATION  
 **\$1,988** PERSONAL CARE  
 **\$5,253** LIQUOR/TOBACCO  
 **\$3,571** CLOTHING



# LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
1015 11 Street SE, Calgary

**ZONING:**  
Direct Control 1Z93 Site 4

**AVAILABLE FOR LEASE:**  
10,176 sq. ft. – main and lower floors

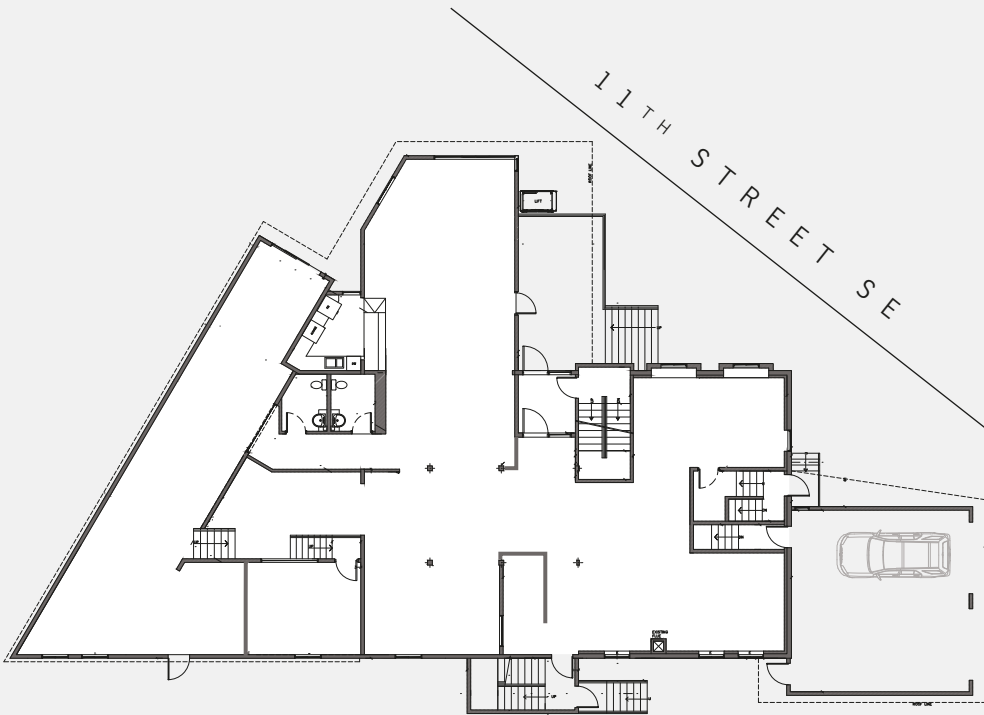
**AVAILABILITY:**  
Summer 2024

**FRONTAGE:**  
191 ft. on 11 Street SE

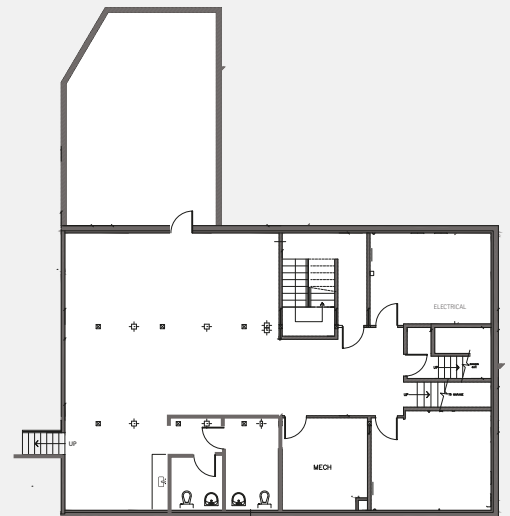
**SPRINKLERED:**  
Yes

**OP. COSTS AND TAXES:**  
\$11.99 per sq. ft. (estimated)

**NET RENT:**  
Market rate



MAIN FLOOR



LOWER LEVEL





Main Floor



Main Floor



Main Floor



Lower Level



Lower Level



Lower Level

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