

RETAIL INVESTMENT PROPERTY ON 1ST STREET SW FOR SALE

1213 1st Street SW
Calgary

**PRICE
REDUCED**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Richard W. Lewis, SENIOR ASSOCIATE

C: 403-703-8474

O: 403-290-0178

rlewis@barclaystreet.com



**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023



Excellent location on trendy 1st Street SW in Victoria Park



Victoria Park Retail

Subject

Restaurants

- 1 Awesome Kitchen
- 2 Leopold's Tavern
- 3 Four Dogs Brewing Company
- 4 Home and Away YYC
- 5 Ten Foot Henry
- 6 Calcutta Cricket Club
- 7 Pat and Betty
- 8 St. James Corner Restaurant and Pub
- 9 Shelter Cocktail Bar
- 10 Starbucks
- 11 Proof
- 12 Subway
- 13 First Street Market
- 14 Freshslice Pizza
- 15 Raw by Robin
- 16 The Moose and Poncho

General Retail

- 17 Anytime Fitness
- 18 New Skin YYC
- 19 Forbidden Clothing
- 20 Press + Post
- 21 Radio Block Tattoo
- 22 Outlash Beauty Boutique
- 23 SkinLAB YYC
- 24 Hedkandi Salon
- 25 Vine Arts Wine & Spirits
- 26 Lola Lash Bar
- 27 Five Point Cannabis
- 28 The Culprit Cut and Shave Parlour



- » High density redevelopment potential
- » Current holding income
- » 1st Street SW Retail Corridor
- » ±300 meters to future Green Line LRT Centre Street Station

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1213 1st Street SW, Calgary

LEGAL DESCRIPTION:
Plan C, Block 86, The Northerly 50 Feet of Lots 21 to 24

LAND USE DESIGNATION:
CC-COR – Centre City Commercial Corridor District

SITE AREA: 5,000 sq. ft.

SITE DIMENSIONS: 50' x 100'

BASE FAR: 5.0

MAXIMUM FAR WITH BONUSES: 9.0

FINANCIAL INFORMATION

2023 PROPERTY TAXES: \$50,551.30

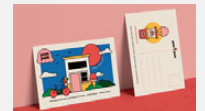
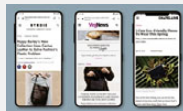
INCOME & EXPENSE:
A detailed report of the existing income and projected expenses is available to qualified purchasers upon registration and signing of Confidentiality Agreement

ASKING PRICE:
Contact Agents

TENANCY



PRESS + POST A firm that specializes in a combination of Public Relations, Design, Marketing, Communication, Social Media, and Content Creation, The Press & Post has been around since 2015. It is run by a team with many years of experience and expertise.



CALCUTTA CRICKET CLUB.

This unique restaurant moved from 17th Avenue (Calgary's Red Mile) to 1213 1st Street SW. With many years of success and numerous media recognitions, the Calcutta Cricket Club describes its concept as being inspired by the cosmopolitan nature and cuisine of West Bengal. It offers a taste of Indian cuisine with a quirky and colorful twist.





Victoria Park is redefining urban living for Calgarians as it evolves into one of the city's most vibrant and thriving urban neighbourhoods.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.



**BARCLAY
STREET**
REAL ESTATE



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL EXPERTISE MATTERS



CELEBRATING
50
YEARS

1973-2023

