



RESTAURANT BUILDING FOR LEASE

2002 16th Avenue NW
Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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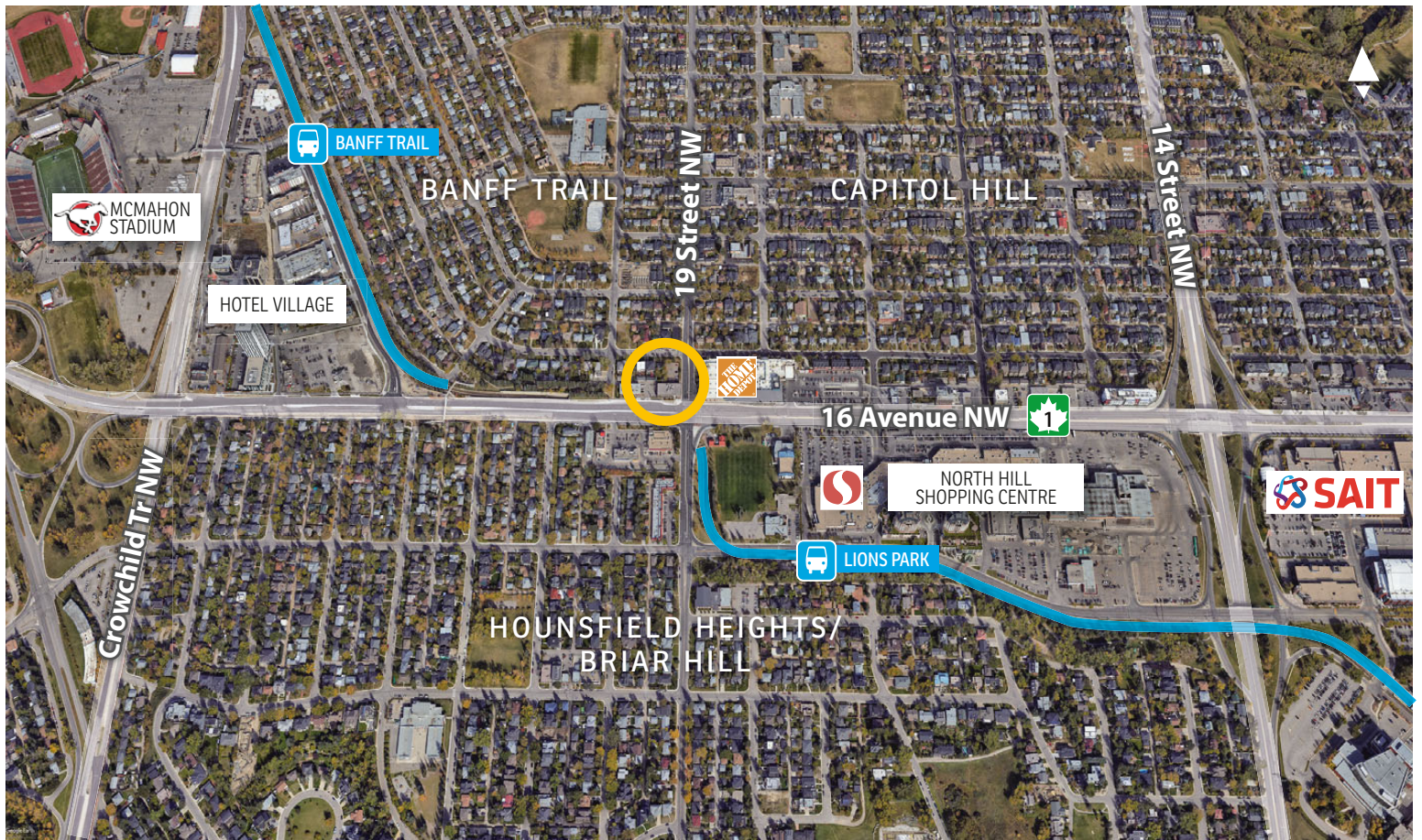
LOCAL EXPERTISE MATTERS



CELEBRATING


50 YEARS

1973-2023




Population 


80,741

Average Household Income 

\$154,687

Median Age 

37.2

Traffic Count 

46,000

VEHICLES DAILY ON 16 AVE NW

3 km radius. Source: Statistics Canada



LEASE INFORMATION

ADDRESS:
2002 16th Avenue NW

YEAR BUILT:
1972

ZONING:
C-COR2f3.0h23

AVAILABLE FOR LEASE:
7,560 sq. ft. – Free-standing building

PARKING:
» 17 covered stalls (approx.)
» 6 uncovered stalls (approx.)
» Potential for approx. 22 additional uncovered stalls.

OP. COSTS AND TAXES:
\$11.99 per sq. ft. (estimated)
Utilities separately metered.

NET RENT: Market rate



For reference only. Not to scale.



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LOCAL EXPERTISE MATTERS

