

C/L



FREE-STANDING BUILDING FOR LEASE

2002 16th Avenue NW
Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

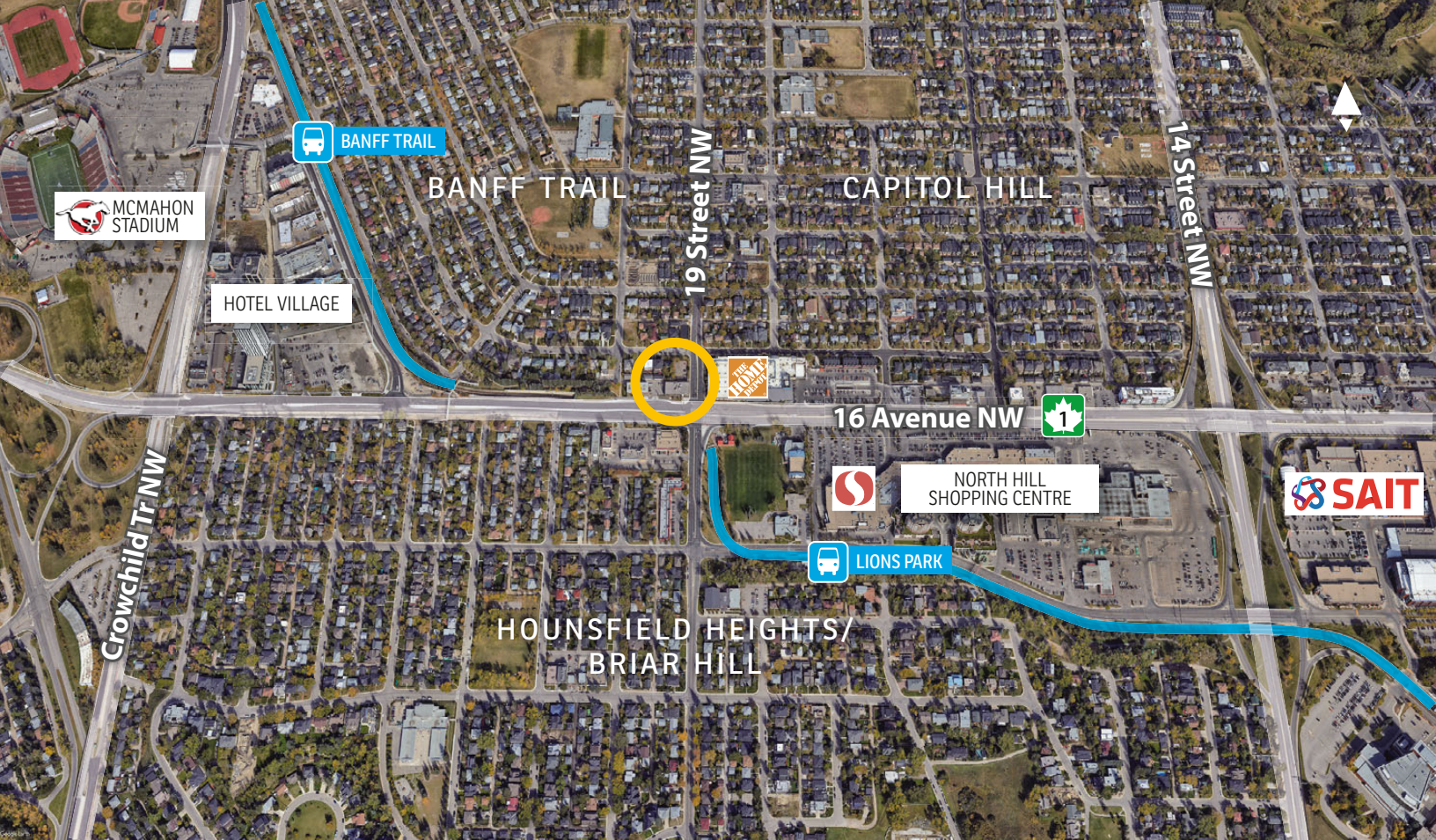
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

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

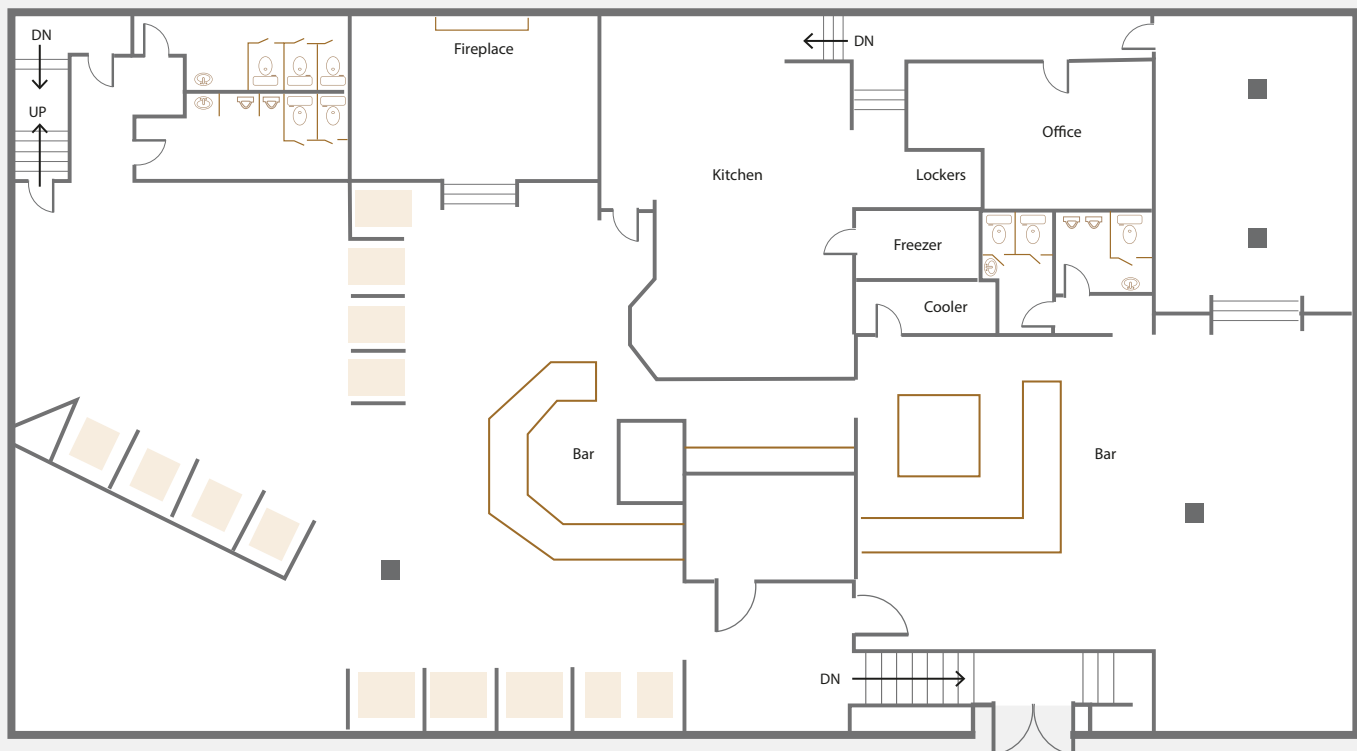
AVAILABLE FOR LEASE:
7,560 sq. ft. – Free-standing building

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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



16TH AVENUE NW

19TH STREET NW

For reference only. Not to scale.



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LOCAL EXPERTISE MATTERS

