

1,426.3 sf

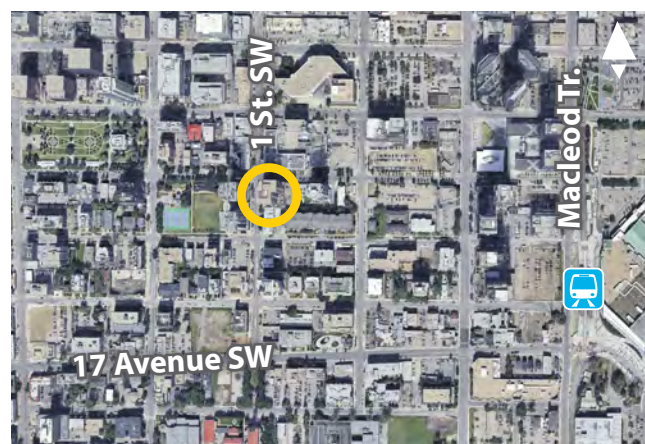
Unit 1312 • Main Floor



BELTLINE RETAIL SPACE FOR LEASE

1312 1st Street SW
Calgary

» Excellent street front and signage
exposure along 1 Street SW



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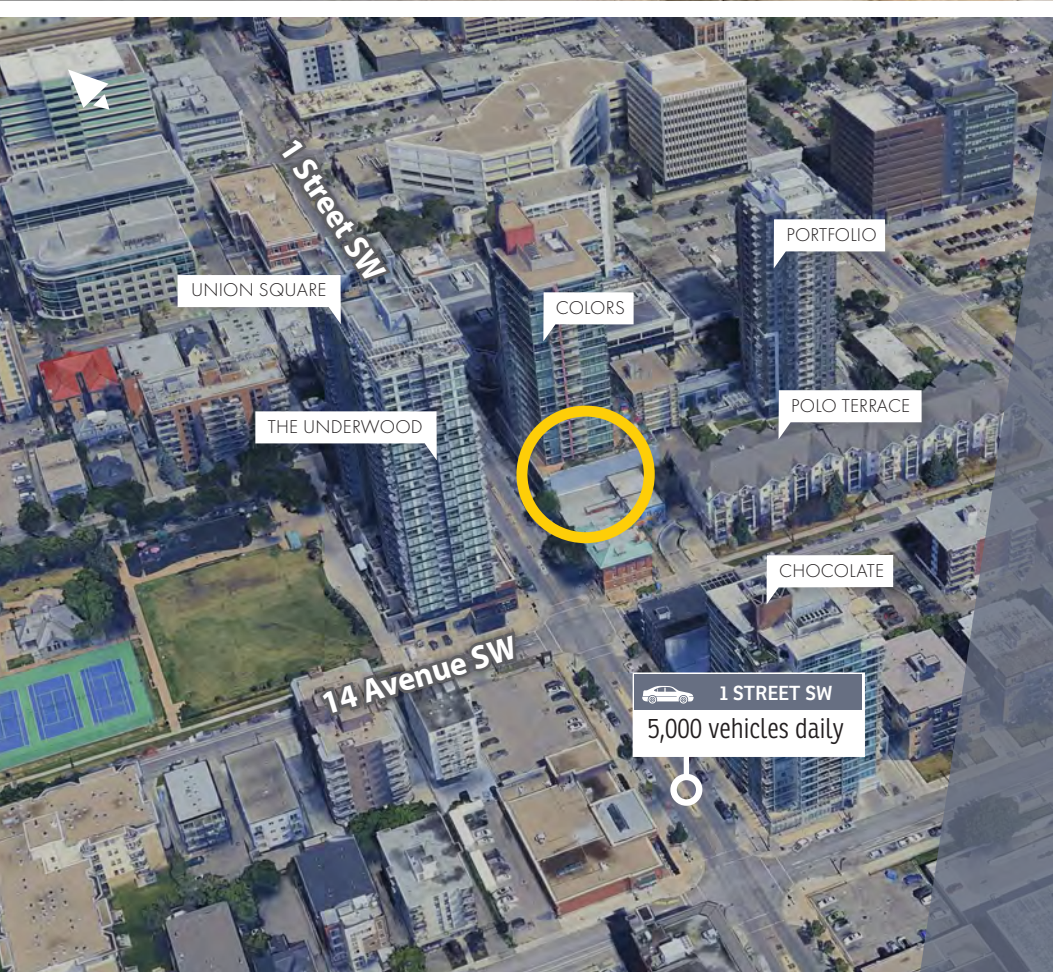
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

» A full exterior upgrade has recently been completed on the building.



AREA DEMOGRAPHICS (1 km radius)

	Population 12,212		Median Age 38.3
	Average Household Income \$166,004		

Current Consumption / Household

	\$17,461 FOOD		\$5,910 HEALTH CARE
	\$5,777 RECREATION		\$2,508 PERSONAL CARE
	\$6,149 LIQUOR/TOBACCO		\$4,050 CLOTHING

 Traffic Count **5,000** VEHICLES DAILY ON 1 STREET SW

LEASE INFORMATION

MUNICIPAL ADDRESS:

1312 1st Street SW

ZONING:

Centre City Commercial Corridor District

YEAR OF CONSTRUCTION:

1914 with multiple upgrades

AVAILABLE FOR LEASE:

RETAIL:

1,426.3 sq. ft. – Unit 1312 (main fl.)
» End-cap unit.
» Available immediately

OFFICE:

~~1,600 sq. ft. – Unit 200 (2nd fl.)~~ **LEASED**
» Character space.
» Private washroom.

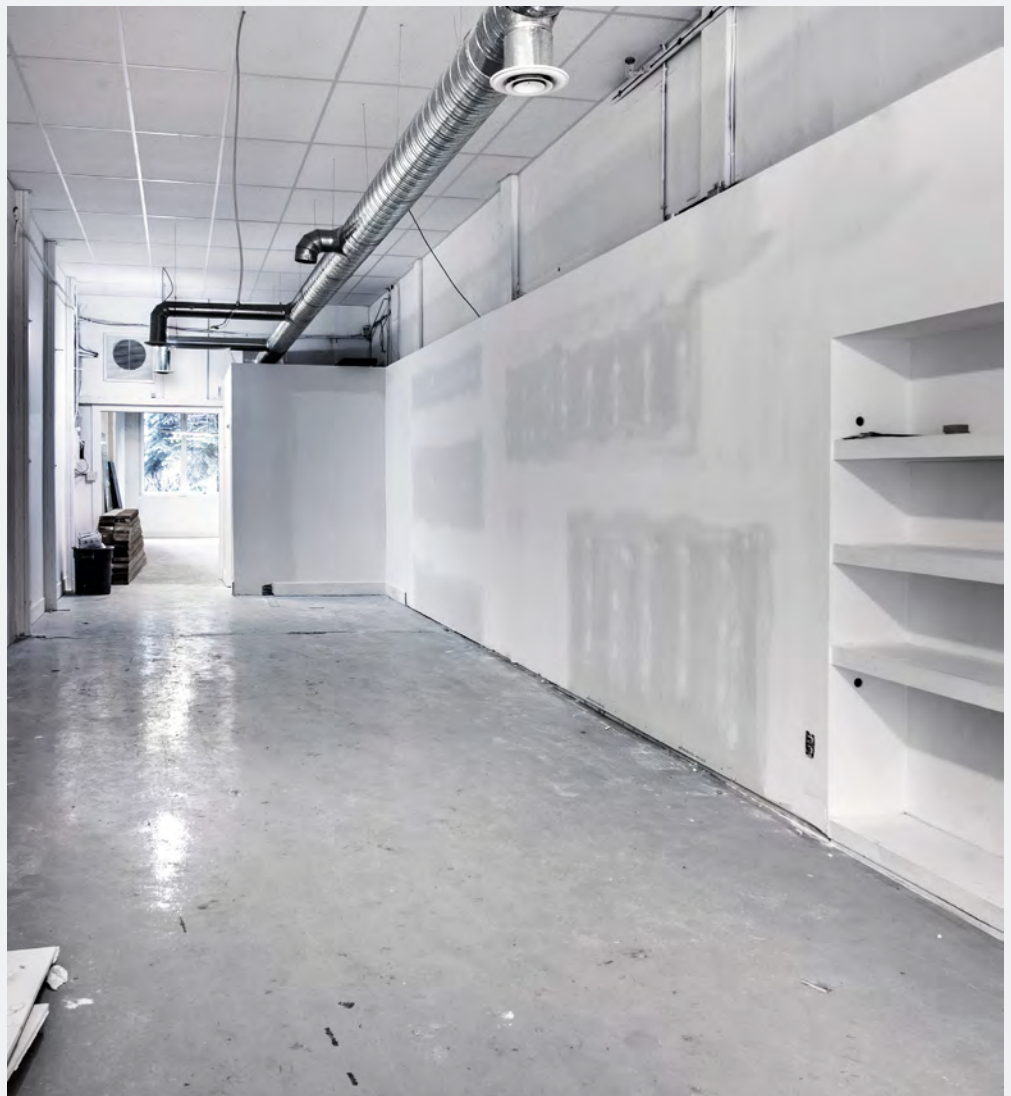
PARKING:

Paid and street parking in the vicinity.

OP. COSTS AND TAXES:

\$16.00 per sq. ft.

NET RENT: Market





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LOCAL EXPERTISE MATTERS