



Retail

1,426.3 sf

Unit 1312 • Main Floor

Office

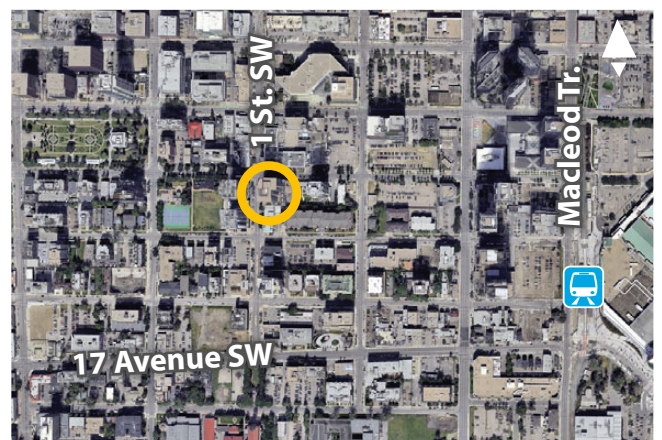
1,600 sf C/L

Unit 200 • 2nd Floor

BELTLINE RETAIL AND OFFICE SPACE FOR LEASE

1316 1st Street SW
Calgary

» Excellent street front and signage
exposure along 1 Street SW



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

» Building is currently undergoing full exterior upgrade



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

RETAIL – MAIN FLOOR

MUNICIPAL ADDRESS:
1316 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.)
» Character space.
» Private washroom. **C/L**
» Available Nov. 1 2025

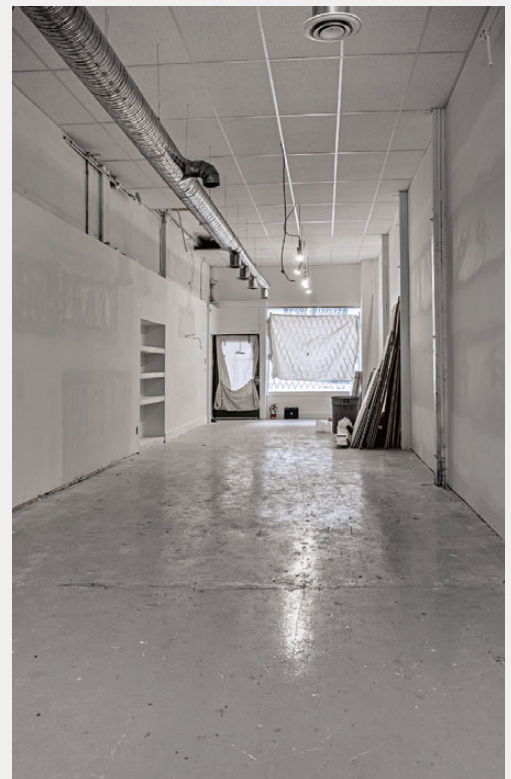
PARKING:

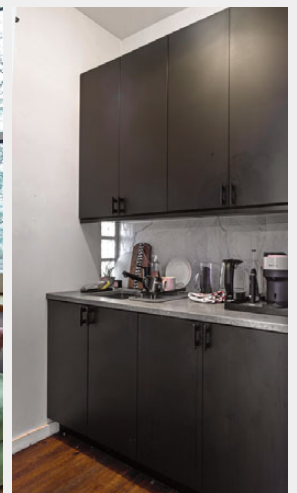
Paid and street parking in the
vicinity.

OP. COSTS AND TAXES:

\$16.00 per sq. ft.

NET RENT: Market





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