

INVESTMENT / OWNER-USER OPPORTUNITY IN THE BELTLINE

For Sale – 709 & 715 11 Ave SW, Calgary



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



#not in my city



Joffre Place
6-story renovated office-to-residential conversion featuring 119 modern rental units



Copenhagen
A 10-storey, 242-unit boutique development with four ground-level commercial spaces. Former Danish Canadian Club

GREAT BELTLINE LOCATION AND VISIBILITY



Walk Score
98

Situated on 11th Avenue SW, a busy corridor that provides excellent visibility and exposure to both commuter and local traffic.



Bike Score
95

Offers convenient access to Calgary's downtown core, surrounding Beltline neighbourhoods and the businesses, services and amenities concentrated throughout the area.



Traffic Count
16,000+
VPD ON 11 AVENUE SW

Surrounded by an established and growing residential population, with numerous condominium and rental developments adding to the area's density and customer base. The Beltline continues to see significant residential development and intensification

AREA DEMOGRAPHICS (1 KM RADIUS)



POPULATION
46,372



AVERAGE
HOUSEHOLD INCOME
\$145,852



DAYTIME EMPLOYMENT
86,497 EMPLOYEES

4,194 BUSINESSES

AREA DEMOGRAPHICS (2 KM RADIUS)



POPULATION
99,889



AVERAGE
HOUSEHOLD INCOME
\$170,436



DAYTIME EMPLOYMENT
154,187 EMPLOYEES

6,913 BUSINESSES



PROPERTY INFORMATION

MUNICIPAL ADDRESSES:

709 and 715 11th Avenue SW, Calgary

LEGAL: Plan A1; Block 72; portion of Lot 12, all of Lots 13, 14 and 15 and portion of Lot 16

ZONING: CC-X Centre City Mixed Use District

YEAR BUILT: 1980

BUILDING AREAS (RENTABLE):

Unit 101 – 2,051 sq. ft.

Unit 102 – 1,864 sq. ft.

Unit 200 – 4,315 sq. ft.

Unit 715 11 Ave SW – 3,931 sq. ft.

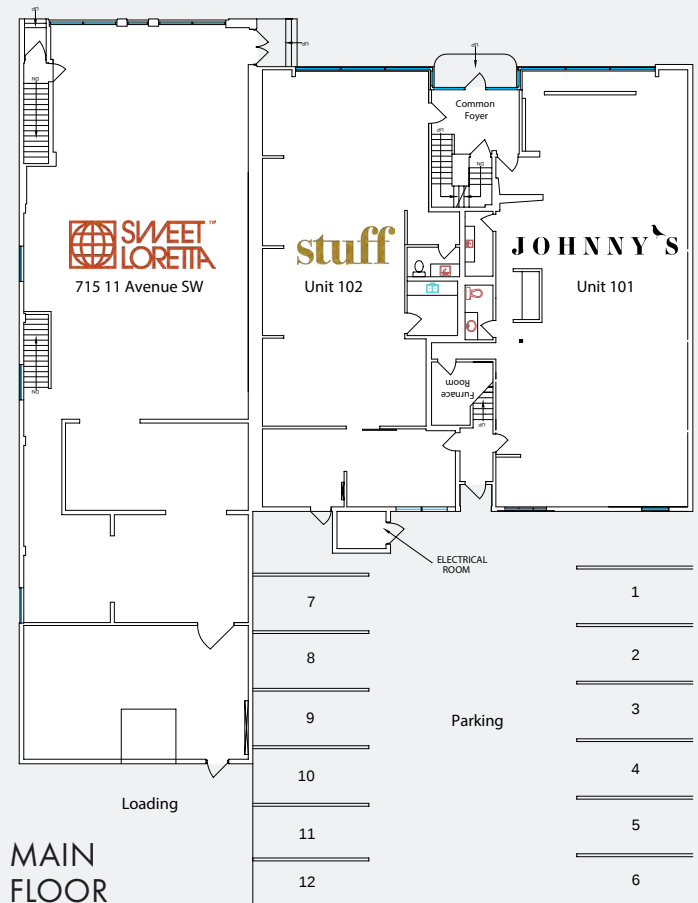
Lower floor – 2,033 sq. ft.

TOTAL RENTABLE: 14,194 sq. ft.

LAND AREA: 12,904 sq. ft.

PARKING:

- » 12 surface stalls at the back of the property
- » Street and public parking in vicinity



FINANCIAL INFORMATION

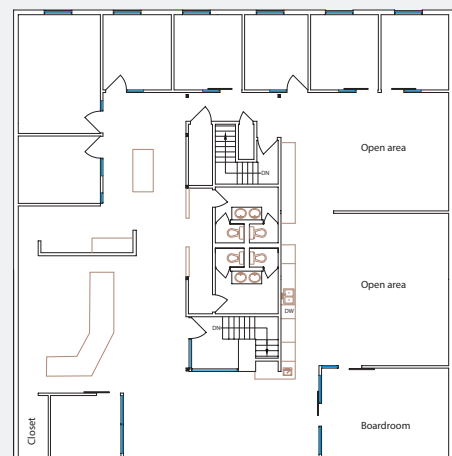
TENANCY:

- » 9,879 sq. ft. leased to 3 tenants:
 - Johnny's Barber and Shop (Unit 101)
 - Stuff for Living (Unit 102)
 - Sweet Loretta Bar (Unit 715 11 Ave SW and lower floor)
- » 4,315 sq. ft. vacant (Unit 200)

PROPERTY TAXES: \$105,206.80 (2026)

PRICE: \$5,000,000

2ND FLOOR





Sweet Loretta is a music-forward bar and entertainment venue in Calgary's Beltline, blending the energy of a disco, the intimacy of a snack bar and the atmosphere of a vinyl-listening lounge.

The space features rotating DJs, live music and emerging artists, complemented by creative cocktails, eclectic wines and Mediterranean-inspired shareable plates. With a retro-inspired setting and a diverse music program spanning disco, funk, soul, house, jazz, Afrobeat and more, Sweet Loretta offers a distinctive destination for dining, drinks and dancing.

The venue is part of Calgary's Concorde Group and is an 18+ establishment.



Stuff for Living is a locally owned Calgary lifestyle shop offering a curated mix of clothing, footwear, grooming products, accessories, gifts and home goods.

The store has evolved beyond its original focus on men's apparel to offer something for everyone. Its selection combines everyday essentials with distinctive, well-made products from independent and established brands, making it a destination for both personal shopping and finding gifts.

The store is also known for carrying a range of Canadian and locally made products, contributing to Calgary's independent retail scene.



Johnny's Barber + Shop is a Calgary-based barbershop offering a modern take on traditional barbering. Located at 709 11 Avenue SW in the heart of the Beltline, its flagship 11 Ave location combines professional barbering with a design-focused, welcoming atmosphere.

Services include haircuts, fades, beard trims and line-ups, hot shaves, grey blending and waxing.

The shop's approach blends traditional techniques with modern styles, with a focus on personalized service and helping clients find a look that suits their individual style.

**VACANT
SPACE**
(UNIT 200)



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