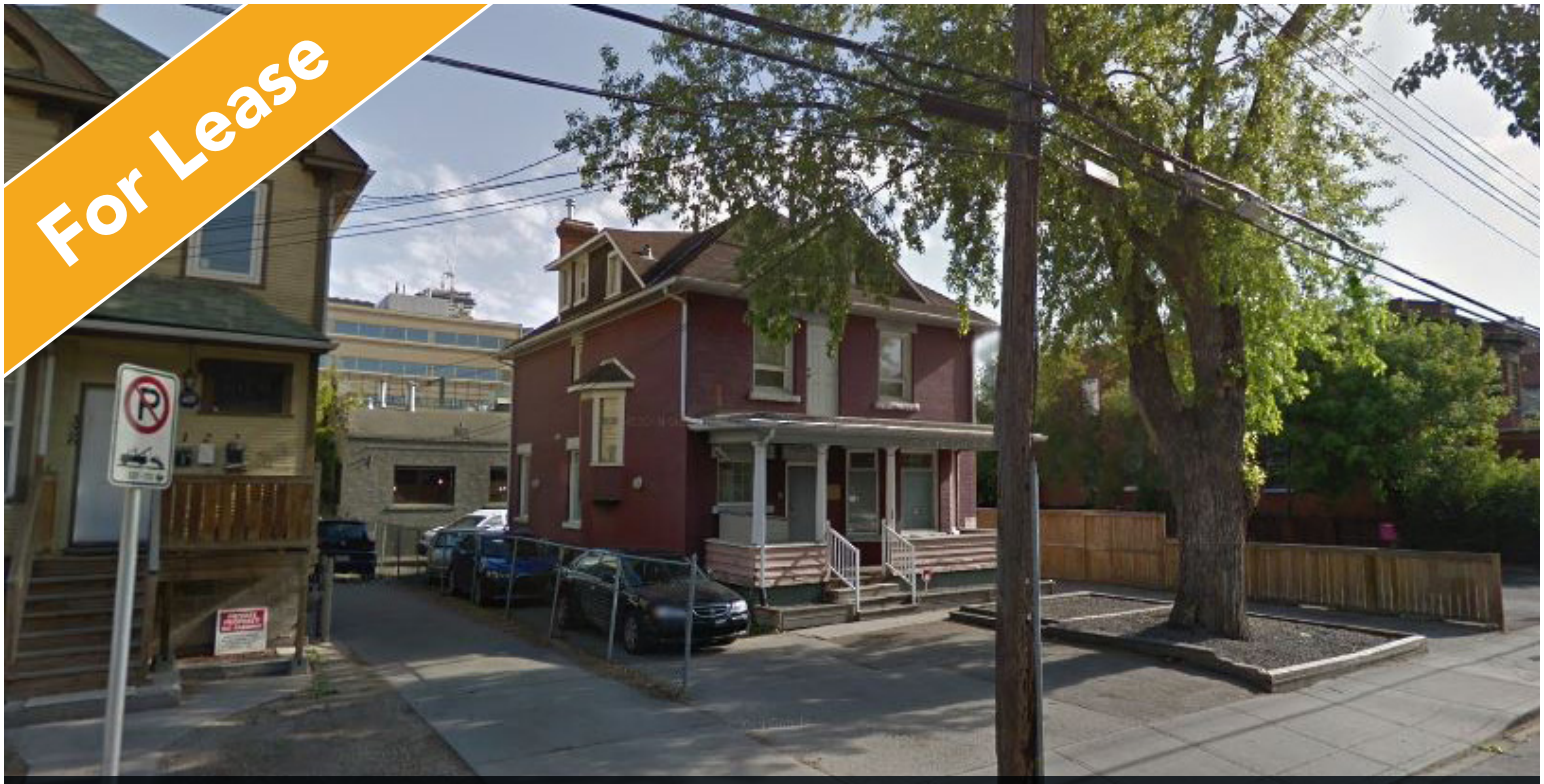
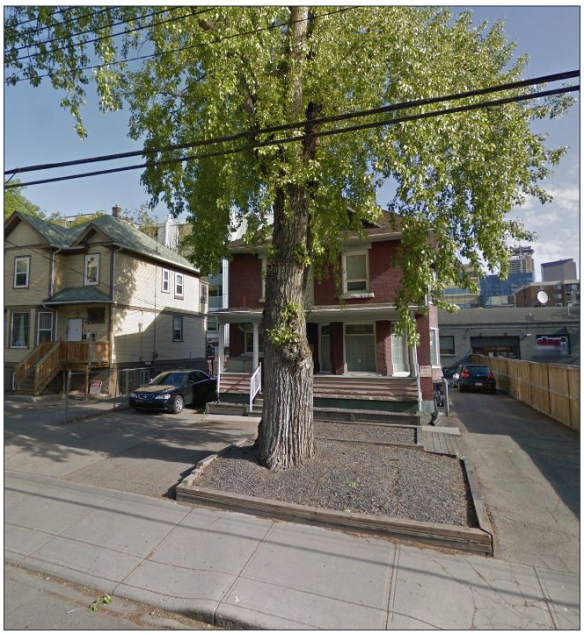


CHARACTER PROPERTY

322 18 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- Commercially zoned character home for lease
- Just steps away from 4th Street and 17th Avenue SW
- Ample parking in front and beside the building, as well as street parking
- Densely populated by surrounding residential buildings

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	Tenant Managed
Rentable Area:	3,260 sq. ft.
Zoning:	C-COR 1
Term:	5 - 10 years
Possession:	Immediately

DEMOGRAPHICS

Demographics pulled within 5km (2021)

Population
212,711

Household Income
$151,328

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Suite 300, 1324 – 11 Avenue SW
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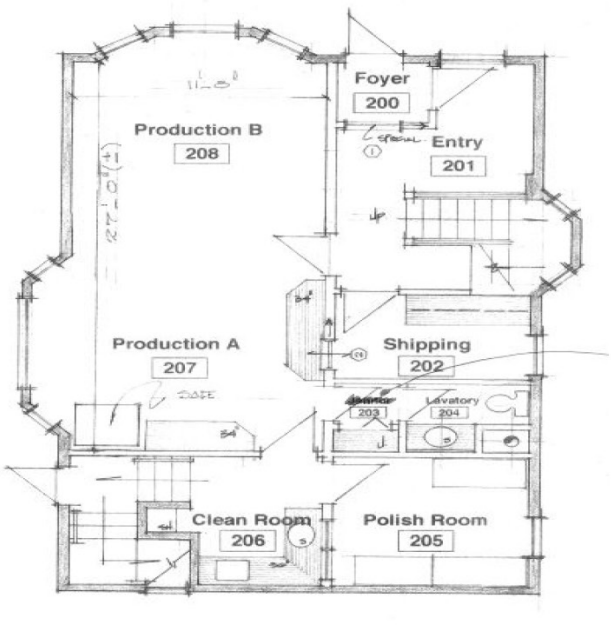
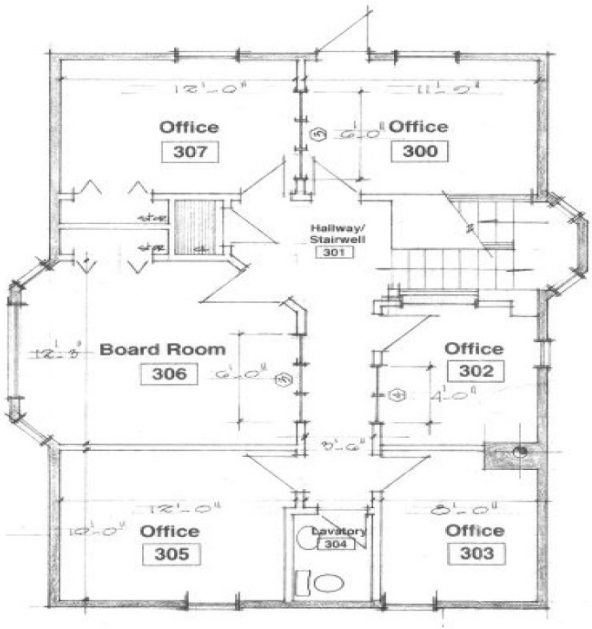
FLOOR PLAN

322 18 Avenue SW, Calgary, Alberta

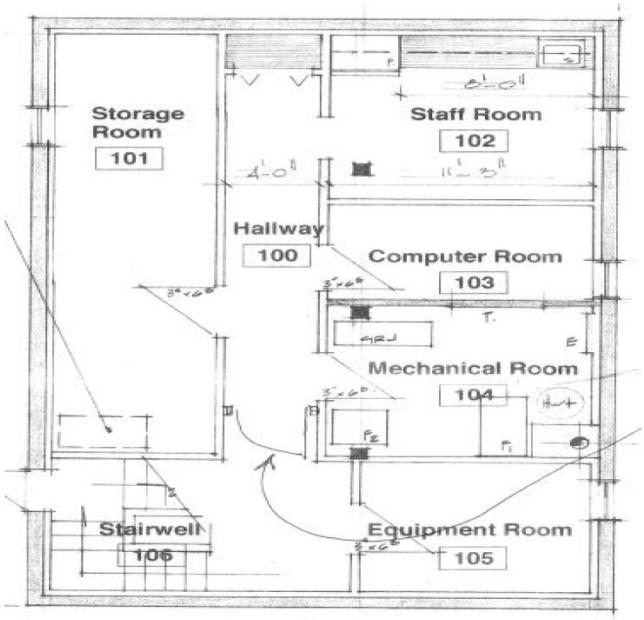
Main Floor



Second Floor



Basement



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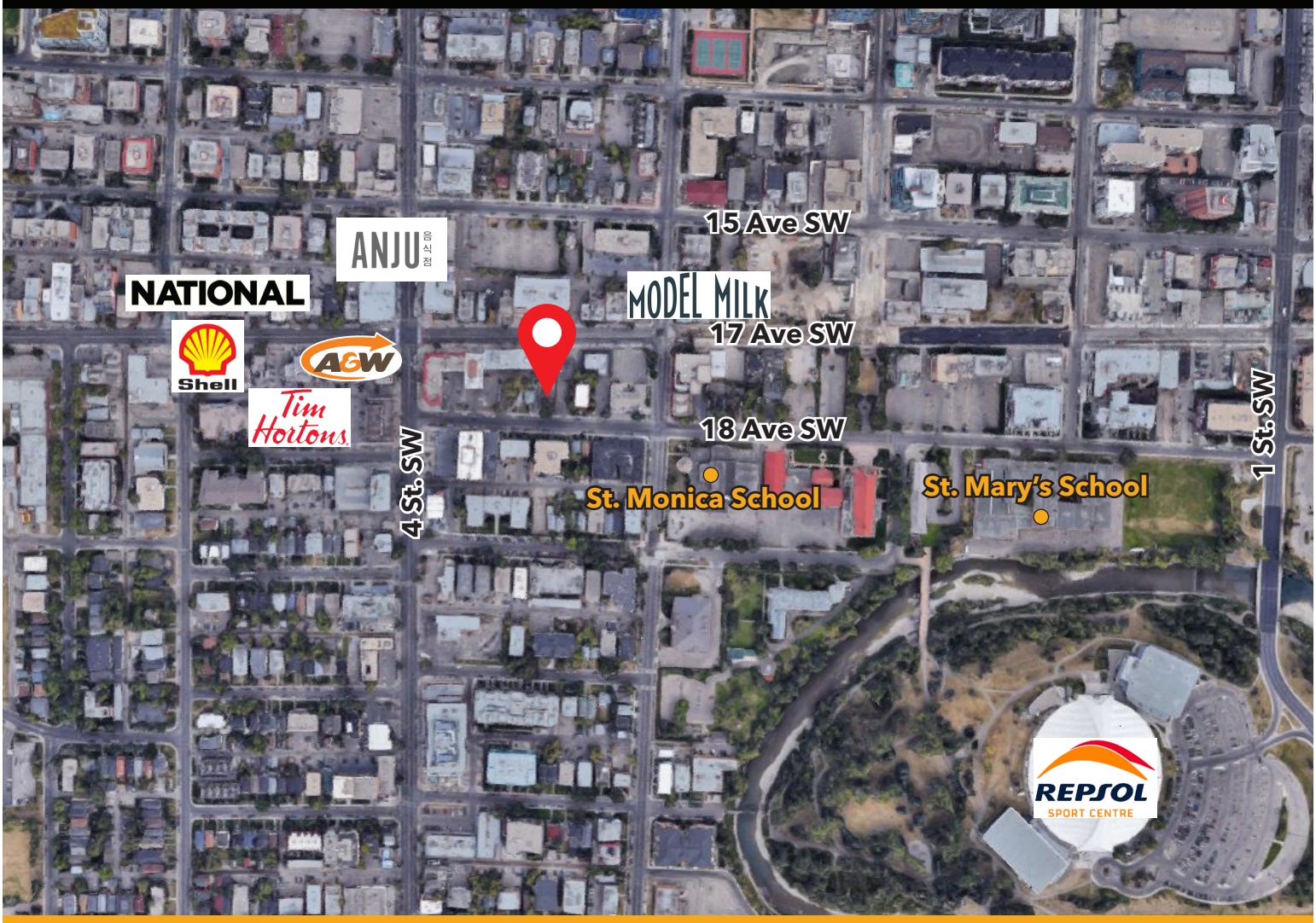
LOCATION

322 18 Avenue SW, Calgary, Alberta



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Brandon Lau
Vice President
403.708.0730
blau@avenuecommercial.com

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