



RETAIL SPACE

1122 8 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- 1,950 SF main floor retail unit with residential above
- Located in Downtown Calgary's west end along 8th Avenue SW
- Within close proximity to the Downtown West Kirby LRT station, Millennium Park, and the University of Calgary Downtown Campus
- Easily accessible via 14th Street SW and Bow Trail

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	TBV
Rentable Area:	1,950 sq. ft.
Term:	5 - 10 years
Possession:	Immediately

DEMOGRAPHICS

Demographics pulled within 5km (2021)



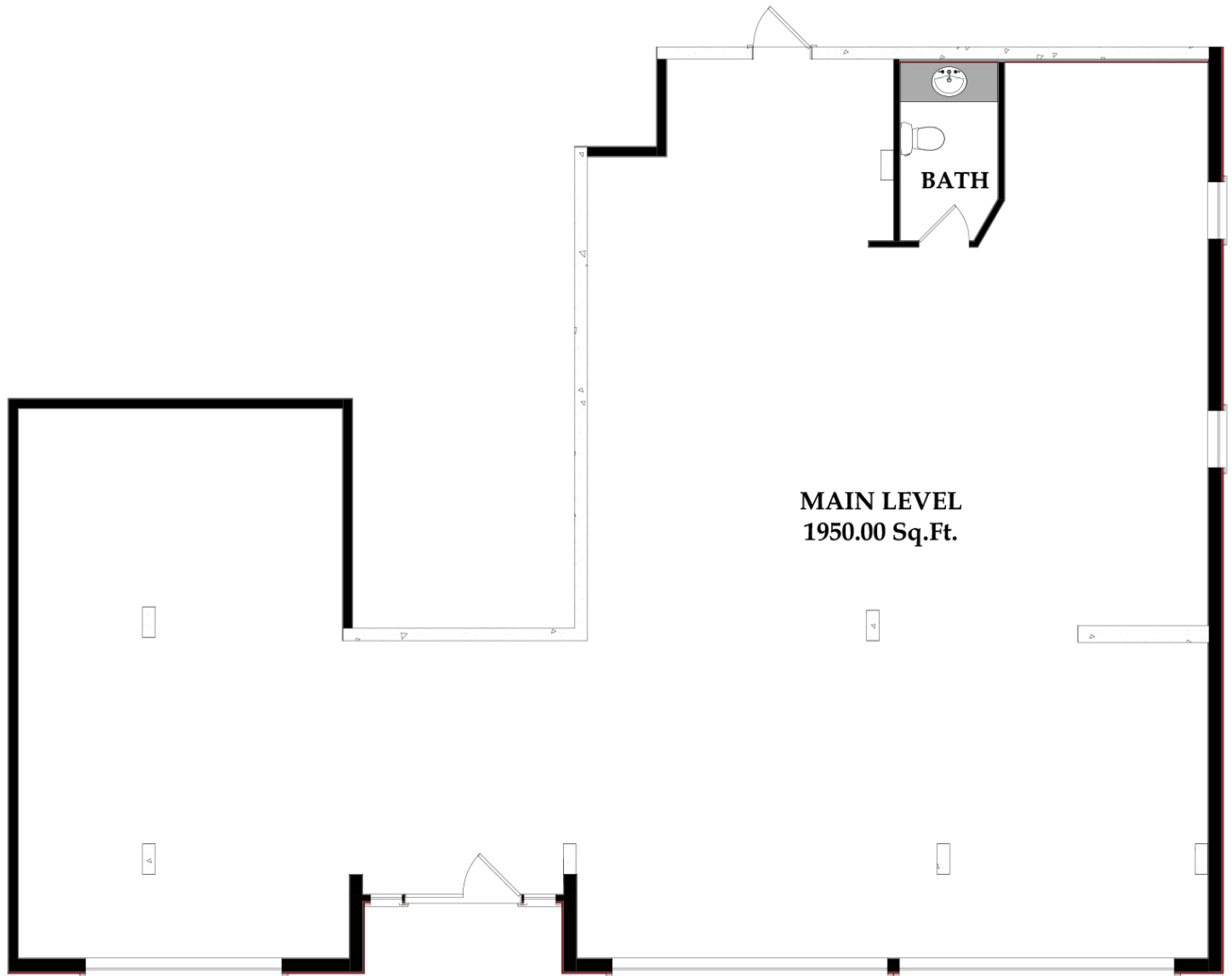
Population
240,854



Household Income
\$147,740

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
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AvenueCommercial.com





MAIN LEVEL
1950.00 Sq.Ft.

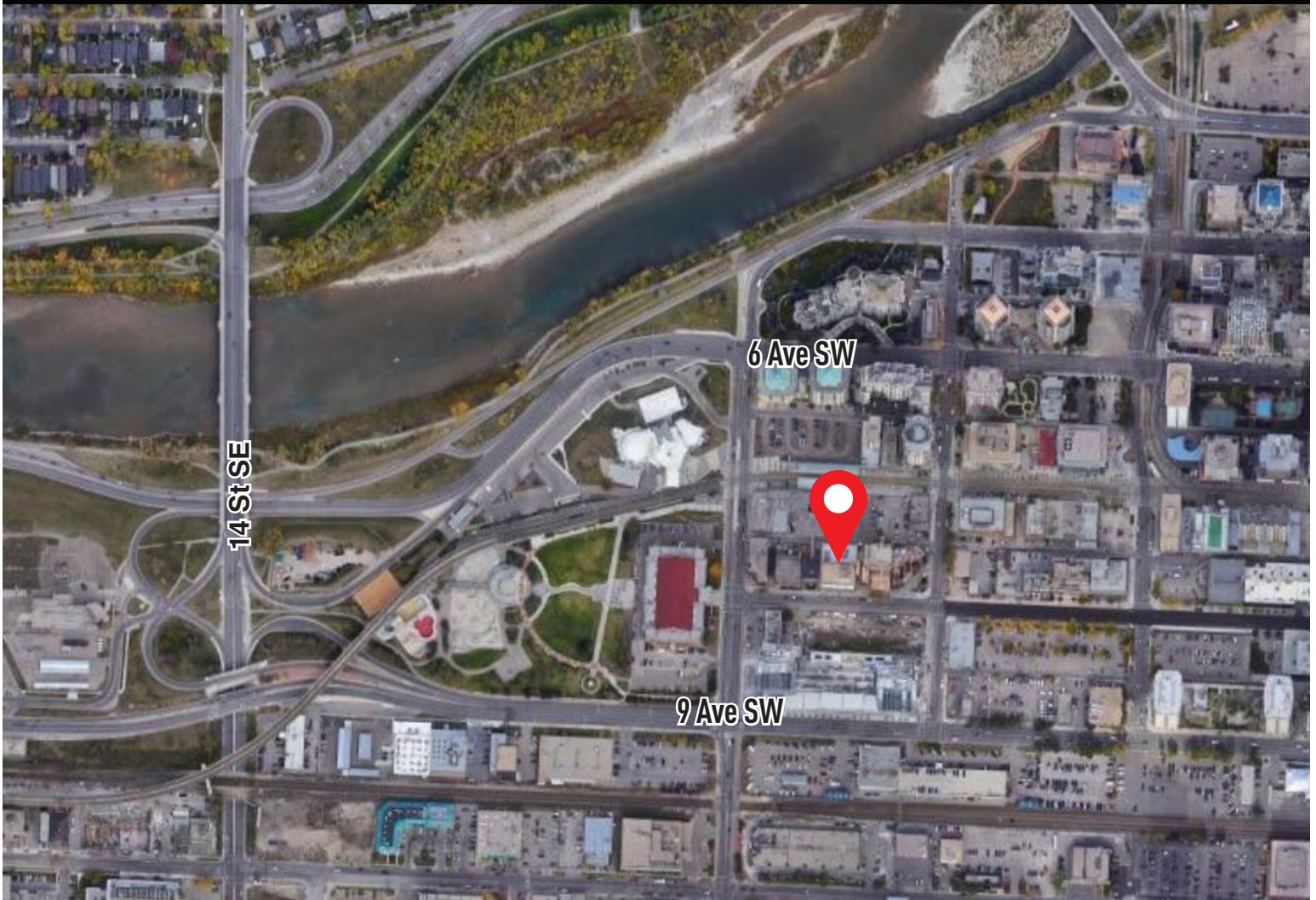
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LOCATION

1122 8 Avenue SW, Calgary, Alberta



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