

For Lease

RETAIL / LT. INDUSTRIAL
OPPORTUNITY



COMMUNITY OF SUNALTA

1616 10 AVENUE SW
CALGARY, ALBERTA

HIGHLIGHTS

- Exterior renovations can be amended to suit a tenant's design/brand
- Perfect use for a: microbrewery/restaurant, fitness/gym use, pet boarding, etc.
- With the recent LRT extension downtown has embraced Sunalta which has historically lent itself to many boutique shops such as gaming, the arts, and as an extremely popular music and theatre destination all accessible through the LRT station adjacent to the property.



BUILDING INFORMATION

Demographics pulled from a 3km radius.



Zoning

D-C

Direct Control



**Household
Income**

\$117,655



Population

97,608



Median Age

35.1

PROPERTY DESCRIPTION

Available Area:

Main Floor: 4,446 sq. ft.

Lower Level: 7,573 sq. ft.

Rate:

Market

Op. Costs & Utilities:

\$9.50 psf est. 2025

Zoning:

DC

Parking:

Shared

HEAD OFFICE
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SUNALTA LOCATION

1616 10 Avenue SW, Calgary, Alberta

Sunalta LRT Major East-West Line



- Convenient access to downtown, Crowchild Trail, 14th Street, and Bow Trail.
- City of Calgary has committed to Transit Oriented Developments like this one to make more efficient use of high value urban lands.
- Joint venture opportunity available.
- Excellent development site with opportunity for mixed use residential and office development, located directly adjacent to Sunalta's new and one of the city's most architecturally pleasing C-Train platform.



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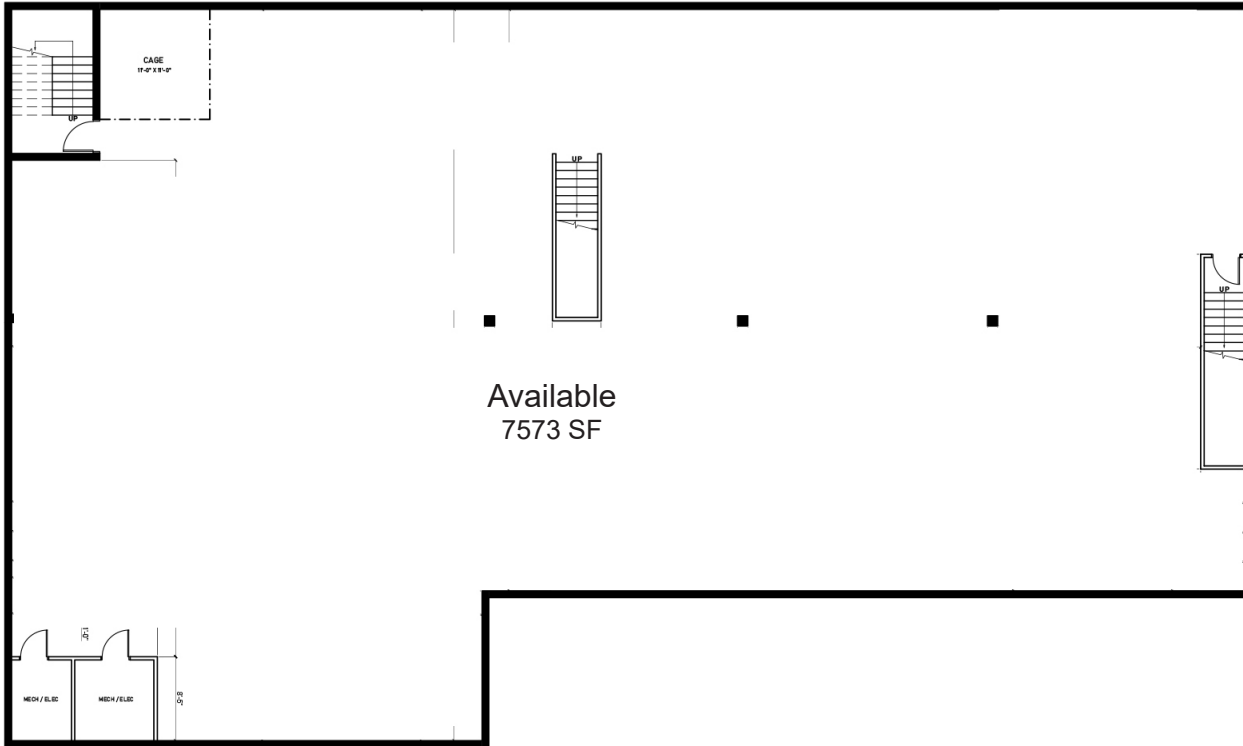
MAIN FLOOR RETAIL PLAN

1616 10 Avenue SW, Calgary, Alberta



LOWER LEVEL

1616 10 Avenue SW, Calgary, Alberta



LOCATION

1616 10 Avenue SW, Calgary, Alberta



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