



134 & 140 17<sup>th</sup> Avenue SE | Calgary, AB

# Freestanding Retail Building **for Lease**

- 6,726 SF freestanding retail building
- Located on the northwest corner of southbound Macleod Trail and 17<sup>th</sup> Avenue SE
- Automotive oriented buildout with parking on-site

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# Property Overview

**Location** Located in Victoria Park surrounded by new residential apartment and condo buildings, the Stampede grounds, Saint Mary's Highschool, and the Elbow River Casino

**Zoning** CC-X, Centre City Mixed Use

**Year Built** 1965

**Site Area** 11,024 SF

**Building Size** 6,726 SF

**Traffic Counts**

17 <sup>th</sup> Avenue SE	11,000 VPD
1 <sup>st</sup> Street SE	25,000 VPD

**Net Rent** Market Rates

**Operating Costs** \$10.00 PSF (est.) including \$6.00 PSF Property Tax

**Available** Immediately



## Demographics - based on a 3km radius



Current population (2020)

**113,295**



Projected population (2025)

**137,731**



Average household income (2020)

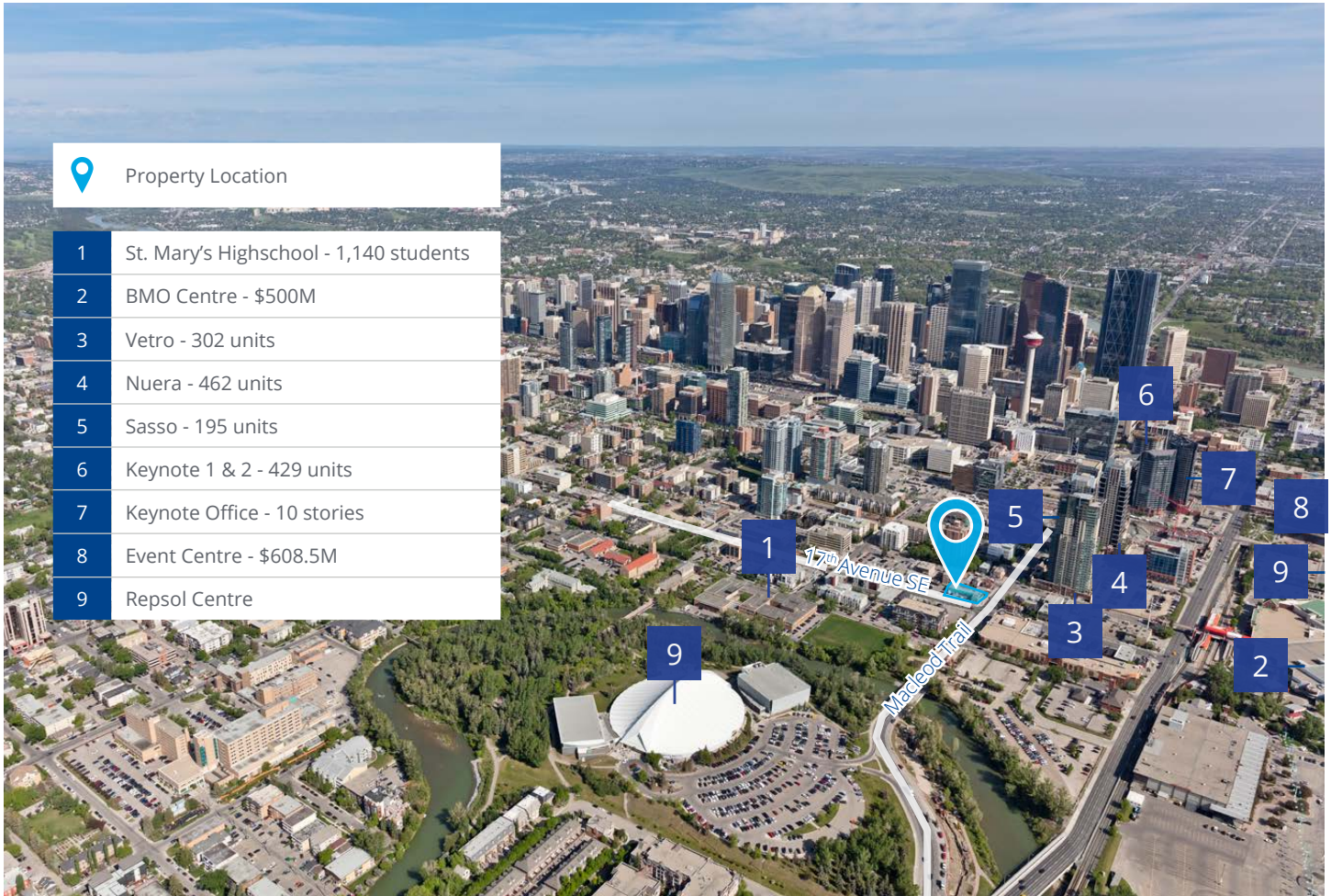
**\$139,183**



Projected household income (2025)

**\$163,038**

# Surrounding Area



## Highlights

- 11,024 SF site located on the NW corner at the intersection of 17<sup>th</sup> Avenue SE and southbound Macleod Trail (1<sup>st</sup> Street SE)
- CC-X zoning
- Within close proximity to the new BMO Centre, now undergoing a \$500 million dollar expansion slated for a summer 2024 opening. The BMO Centre will be the largest convention centre in Western Canada upon completion at 1 million SF
- The new Event Centre, set to replace the Saddledome will commence construction in mid 2021 for a May 2024 completion. Once open, the \$608.5 million dollar event centre will have seating for 19,000 people
- The Repsol Centre is a multi-faceted recreational/fitness centre that has on average 1.4 million annual visitors
- Located in the densely populated Victoria Park neighborhood, surrounded by 6 residential apartment buildings and office towers



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