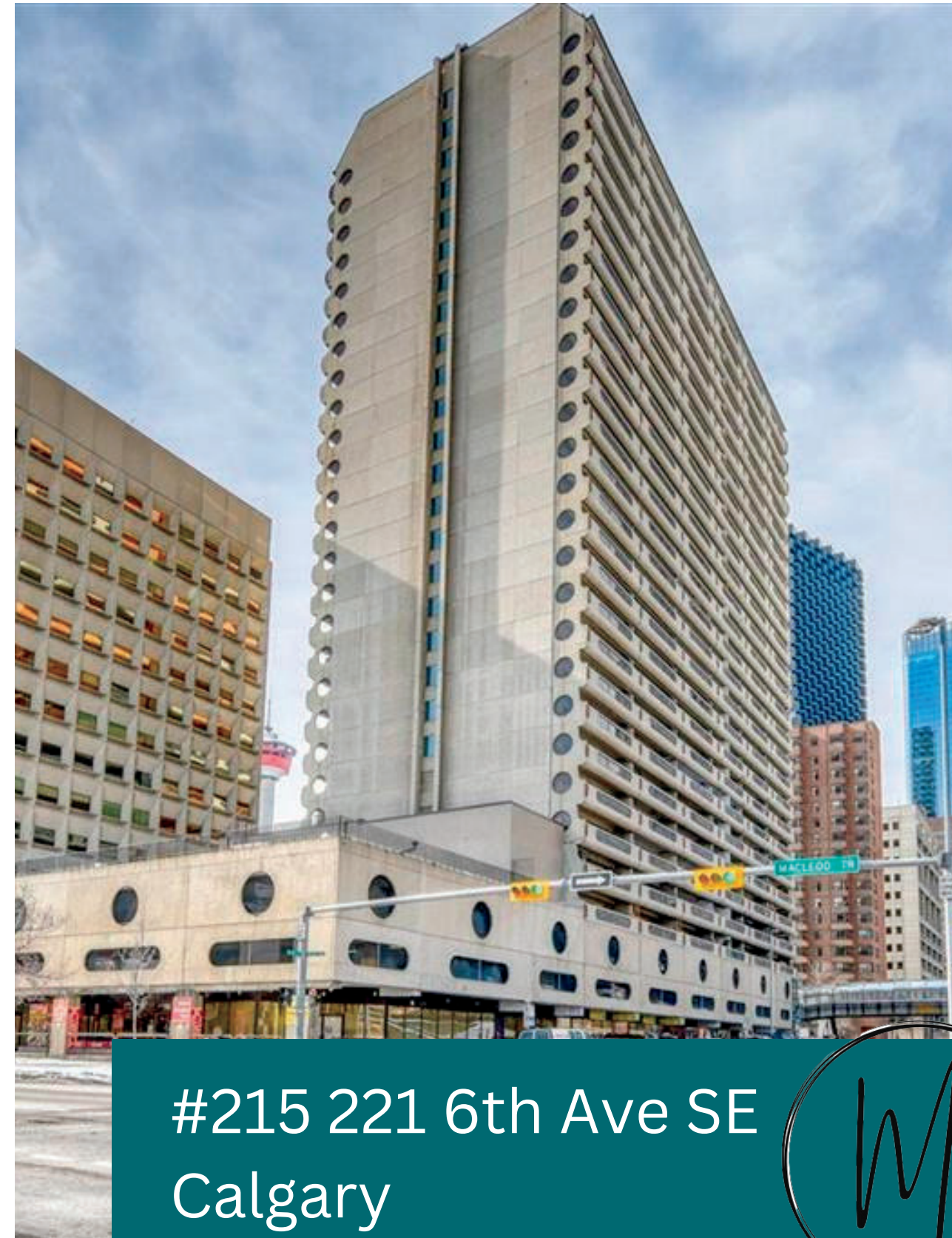


Downtown Retail Lease Opportunity. High Exposure corner unit, located on Macleod Trail. Close to the Calgary Public Library, Olympic Park Plaza, Bow Valley College, and the C-Train. Highly visible to foot traffic. 300 multi-tenant residential units in the building that would immediately support a complimentary business. Landlord is open to any retail opportunity. This unit has some restaurant buildout but Landlord is open to any retail opportunity. Demising options may also be available. **Please see to the renderings of the buildings façade update.



RIA MAVRIKOS
Commercial Realtor®
403-875-0886
ria@remaxkey.ca
mavrikoscommercial.com



#215 221 6th Ave SE
Calgary






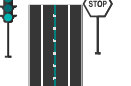
RE/MAX KEY



PROPERTY DETAILS

SIZE:	+/- 989 SF Retail Space
LEASE RATE:	\$20/sf
OP COSTS:	\$6/sf
ZONING:	CR20-C201/R20
YEAR BUILT:	1996

Demographics

 18,675 POPULATION WITHIN 1 KM	 \$54,547 AVG HH INCOME WITHIN 1 KM	 37 MEDIAN AGE WITHIN 1 KM	 66,000 VPD ALONG MACLEOD TRAIL
116,275 POPULATION WITHIN 3 KM	\$74,035 AVG HH INCOME WITHIN 3KM	91,113 DAYTIME POPULATION	

