

The Glenbow Building

822 11th Avenue SW
Calgary, AB

Located on one of Calgary's busiest inner-city traffic arteries, 822 11th Avenue SW is a great opportunity for a high exposure retail space. The property is within a 1km vicinity of over 10 residential towers and is across the street from Calgary's busiest Safeway which services 30,000 residents and 128,759 daytime commuters. 11th Avenue SW is home to many restaurants including Last Best Brewery, one of Calgary's most popular breweries.

GET IN TOUCH

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Available Space
Suite B100 - 3,484 SF

 Virtual Tour

Net Rate
Market

Operating Costs (2025 est)

Total: \$17.98
Operating Costs: \$12.55
Realty Taxes: \$5.43

Occupancy
Immediate

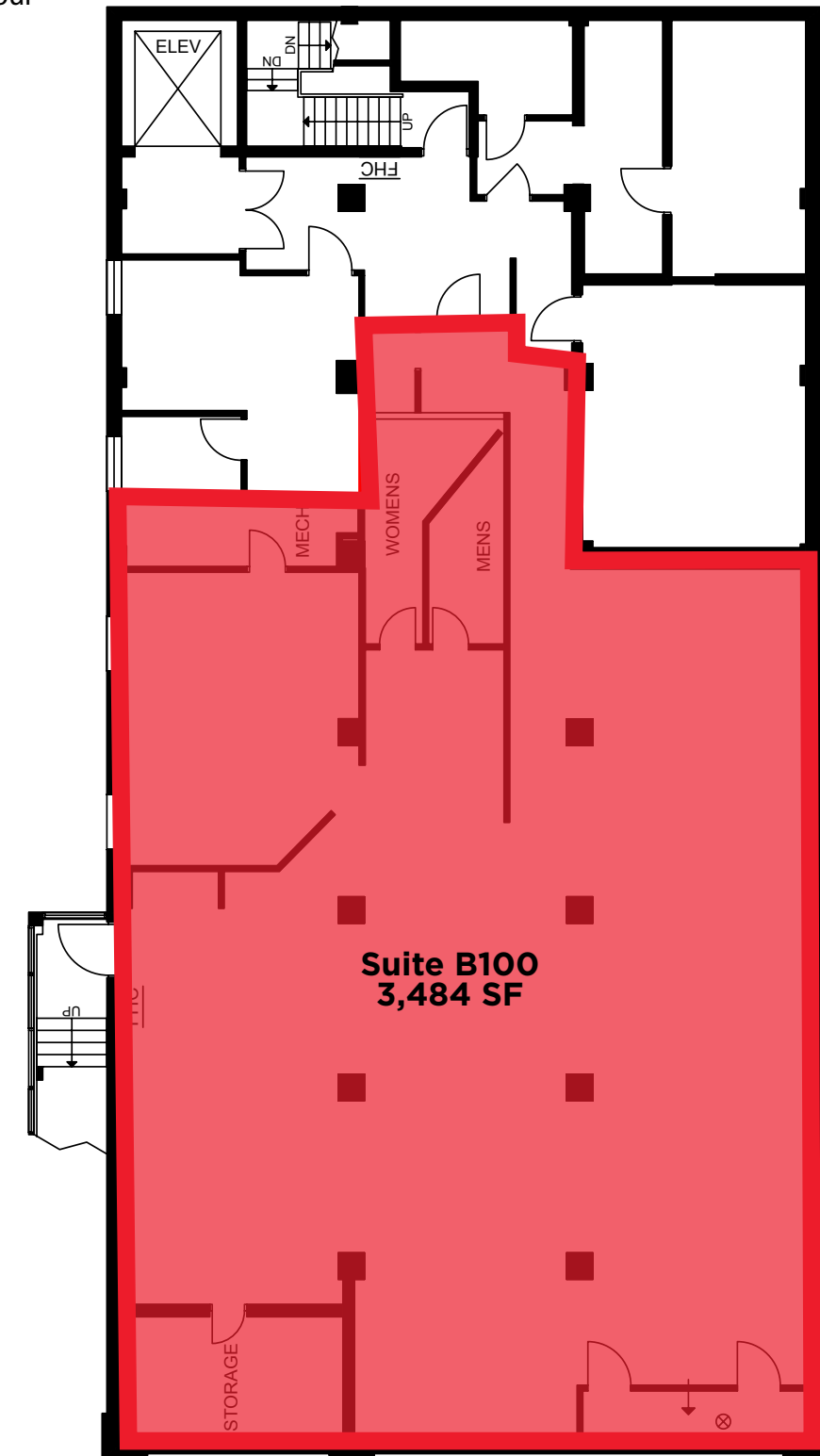
Parking
4 stalls available (\$250/stall/month)



Floorplan



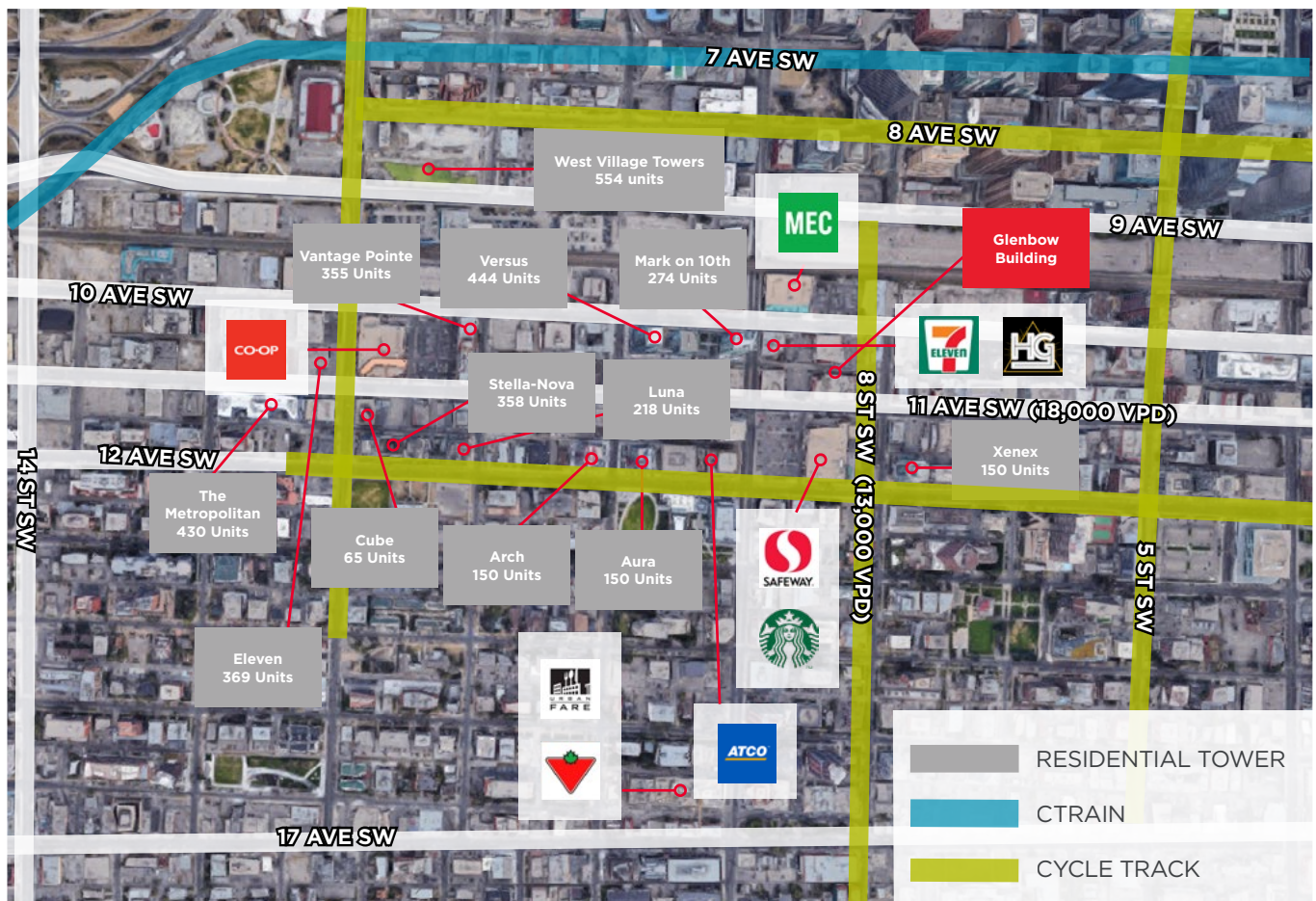
Virtual Tour



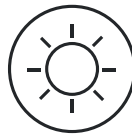
Comments

- Located on 11th Avenue SW – one of Calgary's busiest arteries in and out of the downtown core
- Right in, right out access from 11th Avenue SW, rear loading in the alley accessible from 8th Street SW and 7th Street SW
- 4 parking stalls (\$250/stall/month) on site, with ample paid parking nearby
- Across the street from Calgary's busiest Safeway
- Over 10 residential towers within a few blocks of the site
- 13,000 VPD on 8th Street SW, 18,000 VPD on 11th Avenue SW
- Building Managed by Allied





TOTAL POPULATION
28,799



TOTAL DAYTIME
POPULATION
137,069



DAYTIME POPULATION
AT WORK
128,759



AVERAGE AGE
37.4



AVERAGE
HOUSEHOLD INCOME
\$106,084.10



ANNUAL SPENDING ON
RESTAURANT FOOD
\$2,862.56

Within a 1km Radius

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