

Glenbow Cornerblock

838 11th Avenue SW
Calgary, AB

Located on one of Calgary's busiest inner-city traffic arteries, 838 11th Avenue SW is a great opportunity for a high exposure retail space. The property is within a 1 km 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.

This opportunity boasts a large open concept that can accommodate multiple uses and large windows that permeate natural light.

GET IN TOUCH

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Available Space

Unit 1040 - 1,146 SF

 Virtual Tour

Unit 834 - 10,066 SF

Net Rate

Market

Operating Costs

Total: \$18.25

Operating Costs: \$11.46

Realty Taxes: \$6.79

Occupancy

Unit 1040 - Immediately

Unit 834 - On 30 days' notice



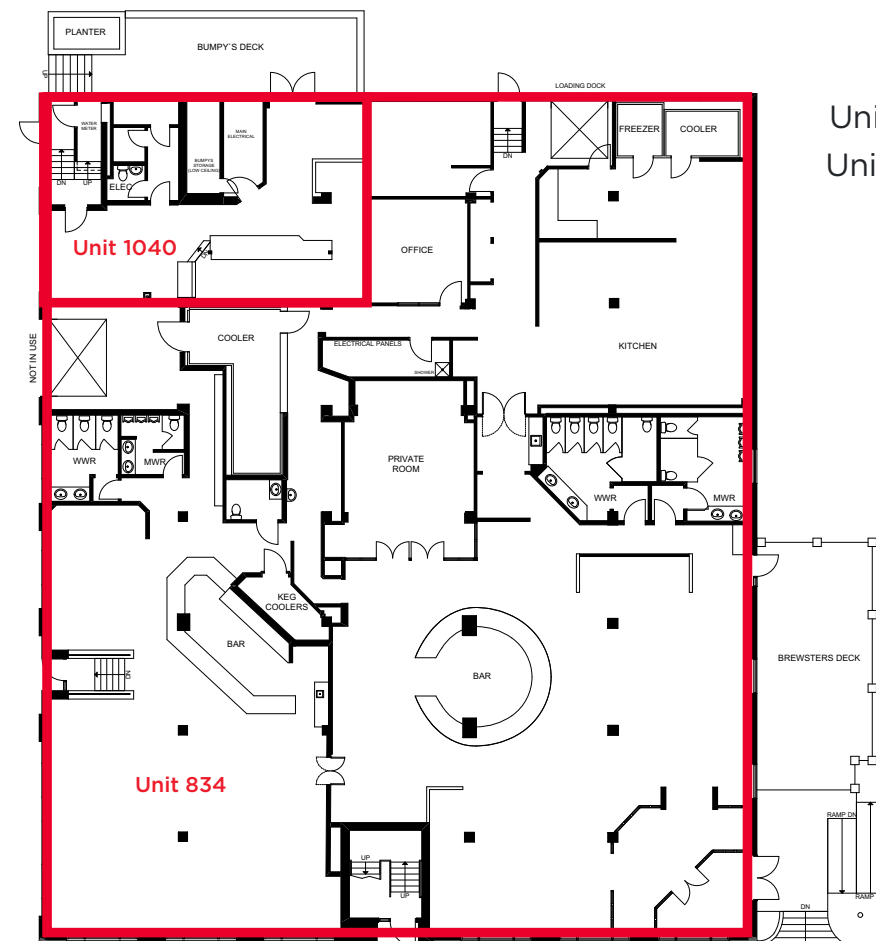
Glenbow
Cornerblock

Comments

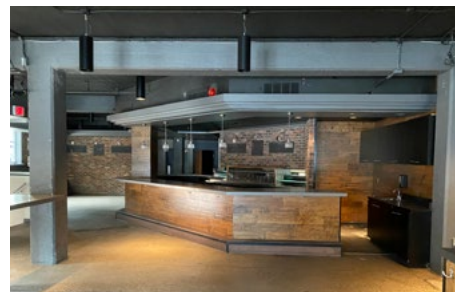
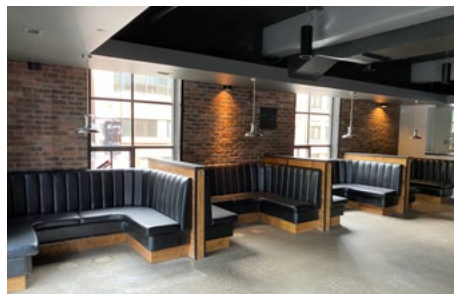
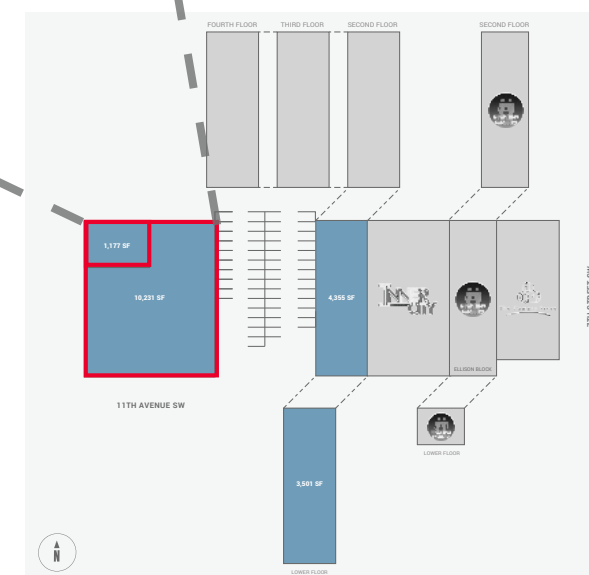
- Located on 11th Avenue SW on the corner of 8th Street SW – one of Calgary's busiest arteries in and out of the downtown core
- Right in, right out access from 11th Avenue SW, rear loading in the alley accessible from 8th Street SW and 7th Street SW
- Suite 834: 12 parking stalls (\$250/stall/month)
- Suite 1040: 1 parking stall (\$250/stall/month)
- 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
- Restaurant infrastructure in place
- Building Managed by Allied

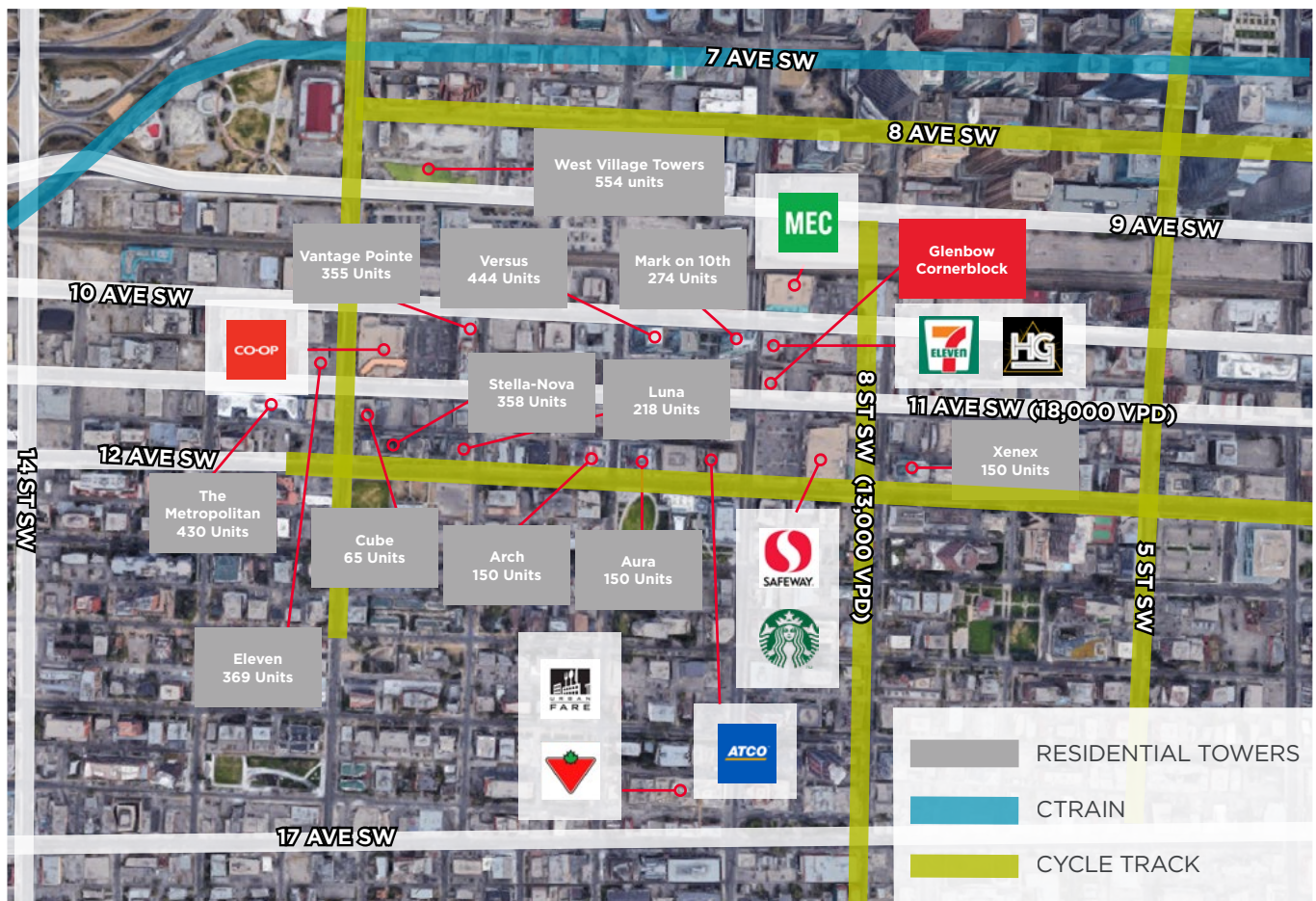
Floorplan

Unit 1040 - 1,146 SF [Virtual Tour](#)
Unit 834 - 10,066 SF



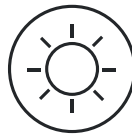
Site Plan





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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