



RETAIL SPACE FOR LEASE | **6 MONTHS FREE RENT** (Conditions Apply)

TRANS-CANADA PLACE

1026 16 AVENUE NW
CALGARY, AB



PROPERTY DETAILS

Location: 1026 16 Avenue NW
Calgary, AB

Available Space: Unit 101: 1,640 sf
Unit 102: 1,622 sf

Rates: Market lease rates

Op Costs: Unit 101: \$13.78 psf (est. 2025)
Unit 102: \$13.81 psf (est. 2025)
*includes mgmt fee

Free Rent: 6 months (conditions apply)

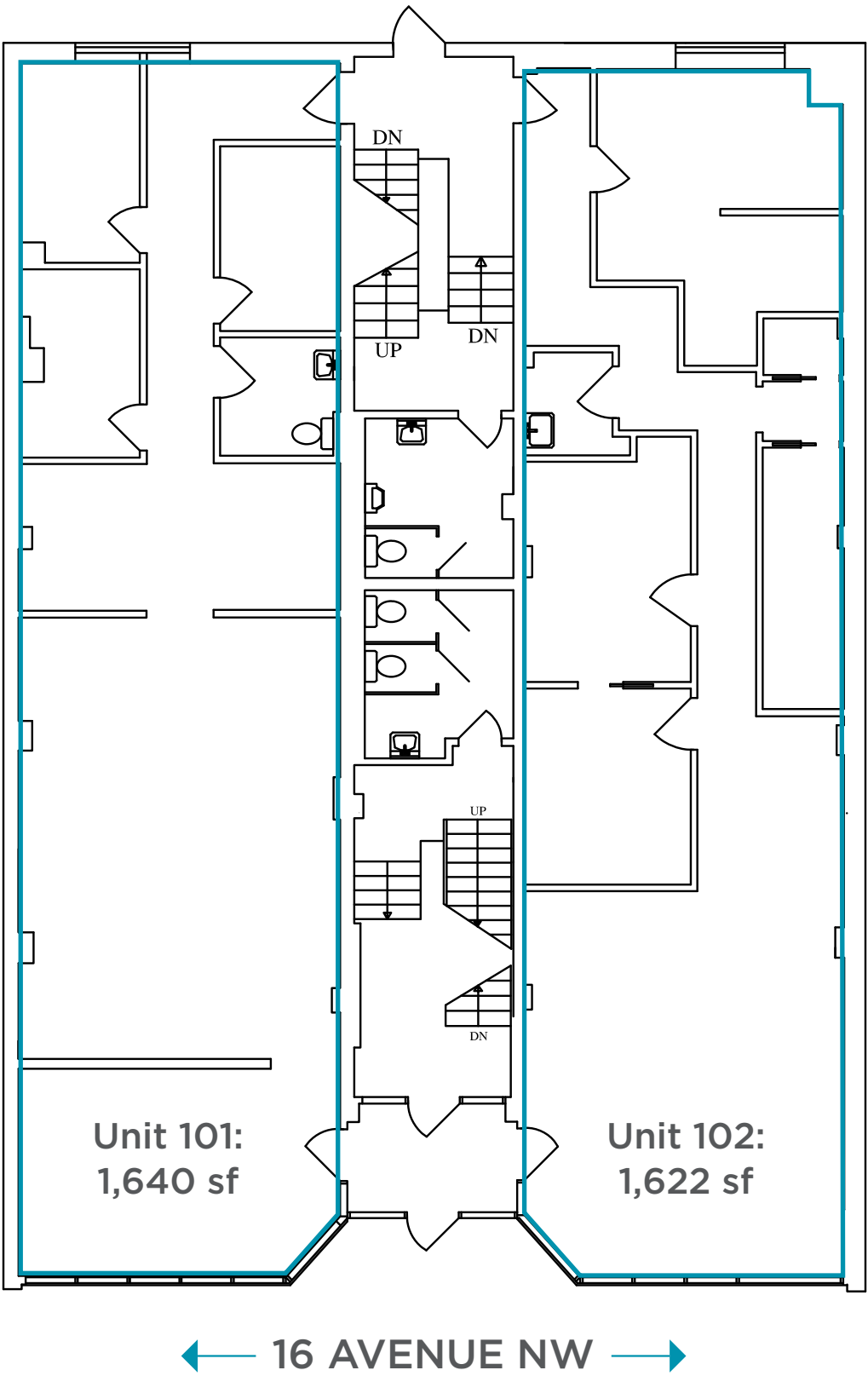
Term: 5-10 years

Parking: Ample surface customer parking

PROPERTY HIGHLIGHTS

- Situated adjacent to the Southern Alberta Institute of Technology and along the Trans-Canada Highway, the property benefits from high visibility and exposure to approximately 50,000 vehicles per day.
- The space serves the neighborhoods of Mount Pleasant, Rosedale, Crescent Heights, Capitol Hill, and Sunnyside.
- Located near various bus stops on 16 Avenue and Centre Street, the space offers excellent public transit options for easy accessibility.
- On site parking and signage opportunities.

FLOOR PLAN





8
Minutes to
Downtown Calgary

MAJOR RETAILERS NEARBY



DEMOGRAPHICS

96,525 TOTAL POPULATION
WITHIN 3 KM

\$120,073 AVG HOUSEHOLD INCOME
WITHIN 3 KM

\$102,144 AVG HOUSEHOLD SPENDING
WITHIN 3 KM

206,692 DAYTIME POPULATION
WITHIN 3 KM

39 AVG AGE
WITHIN 3 KM

48,845 TOTAL HOUSEHOLD
WITHIN 3 KM



20
Minutes to Calgary
Int'l Airport

7
Minutes to
Deerfoot Trail



FOR MORE INFORMATION:

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