

\$ - 102, 628 11 Avenue Sw, Calgary

MLS® #A2199163

\$

0 Bedroom, 0.00 Bathroom, 1,968 sqft
Retail on 0 Acres

Beltline, Calgary, Alberta

This prime commercial property, located on the highly visible 11th Ave SW, offers excellent exposure with prominent signage available on the side of the building facing 11th Avenue. Surrounded by newly developed multi-story residential buildings such as Park Central and Sodo, the property is in the heart of Calgary's vibrant Beltline, an area poised for a resurgence. The location also benefits from a strong daytime working population of approximately 26,500 people in the Beltline, providing excellent foot traffic and potential customer base. (id:6289)

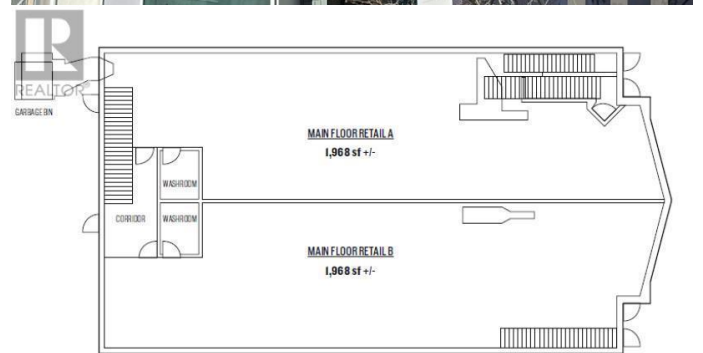
Built in 1965

Essential Information

Listing #	A2199163
Bathrooms	0.00
Square Footage	1,968
Acres	0.00
Year Built	1965
Type	Retail
Sub-Type	Retail

Community Information

Address	102, 628 11 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0E2

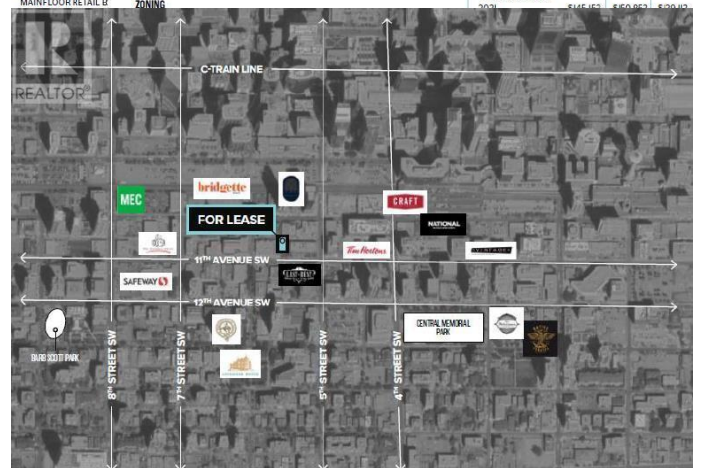


PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 628 11 TH AVENUE SW	OPERATING COSTS \$2.00 / SQ. FT. INCLUDING TAXES AND UTILITIES	TRAFFIC COUNTS 8 TH AVENUE SW: 18,000 VEHICLES / DAY 11 TH AVENUE SW AND 6 TH STREET SW: 16,000 VEHICLES / DAY 8 TH AVENUE SW AND 5 TH STREET SW: 14,000 VEHICLES / DAY
AVAILABLE FOR SUBLEASE MAIN FLOOR RETAIL A 1,968 SQ. FT. MAIN FLOOR RETAIL B	SUBLEASERATE MARKET	ZONING

DEMOGRAPHICS

POPULATION	3KM	5KM	10KM
2021	125,736	225,876	625,141
2026	139,725	252,077	694,824
GROWTH			
2021-2026	11.13%	11.60%	11.50%
AVERAGE INCOME			
2021	\$16,153	\$50,953	\$39,110



Listing Details

Listing Office Century 21 Bravo Realty

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