



# RETAIL & OFFICE SPACE

1725 10 AVENUE SW  
CALGARY, ALBERTA









## HIGHLIGHTS

- Main retail and third floor offices. Bright, open spaces with elevator access
- Signage available
- Sunalta CTrain station is approximately 100 yards from building entrance
- Recently completed build out
- Below average operating costs
- Easily accessible from all quadrants of the city through major thoroughfares
- Street parking and underground parking

## BUILDING INFORMATION

Demographics pulled from a 3km radius.

 <b>Zoning</b> D-C Direct Control	 <b>Building Size</b> 21,773 Sq Ft	 <b>Year Built</b> 1981
 <b>Population</b> 97,608	 <b>Median Age</b> 35.1	 <b>Household Income</b> \$117,655

## PROPERTY DESCRIPTION

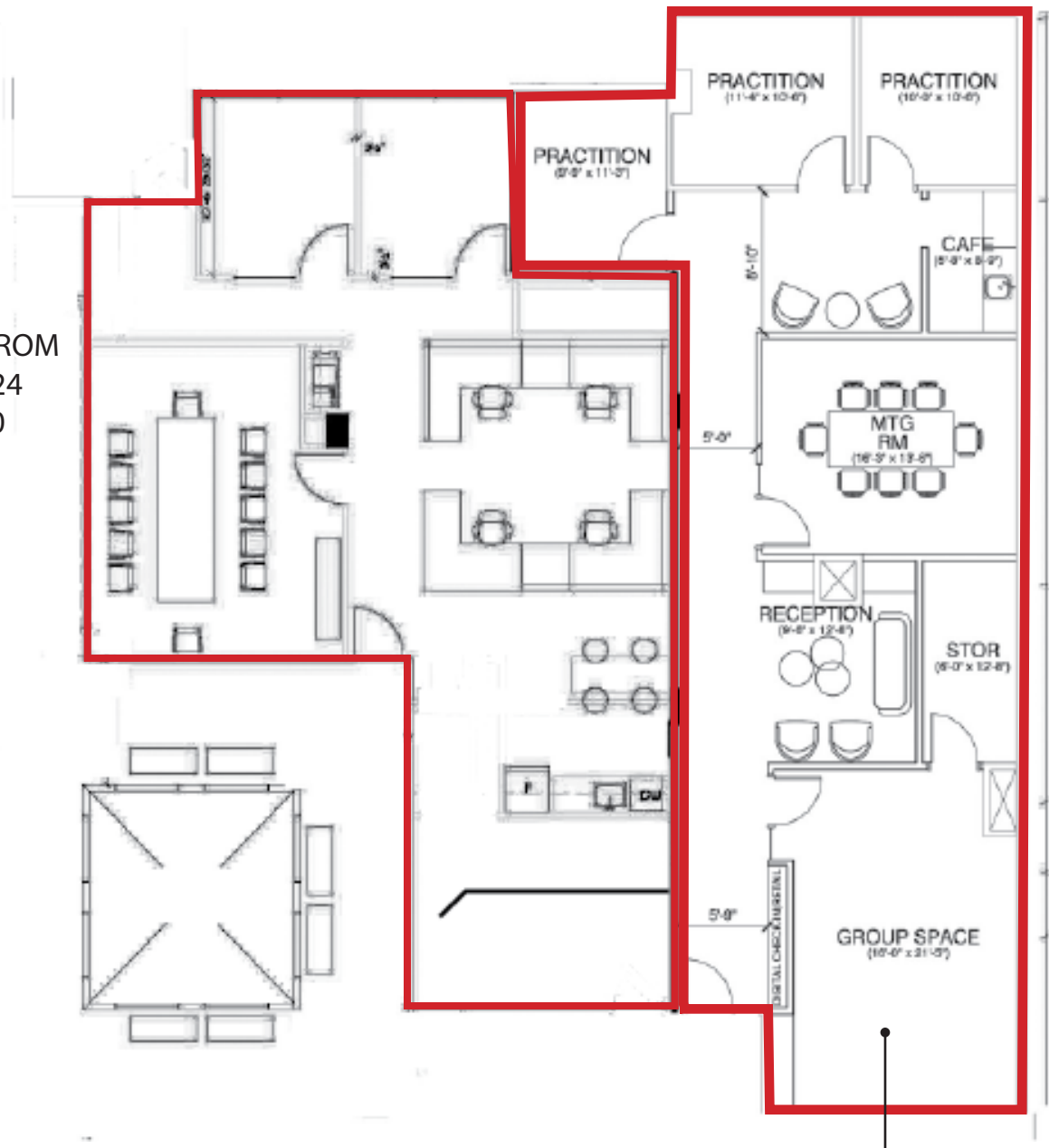
<b>Base Rent:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$14.41 psf est. TBV
<b>Leaseable Space:</b>	Suite 300 - 2,050 sq. ft. Available July 1 2024 Suite 303B - 2,490 sq. ft.
<b>Term:</b>	Negotiable

**HEAD OFFICE**  
 Suite 300, 1324 – 11 Avenue SW  
 Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
 Real Estate Solutions

## 3rd Floor

AVAILABLE FROM  
JULY 1 2024  
Suite 300  
2,050 sf



AVAILABLE  
Suite 303  
2,490 sf  
(Potential Plan)



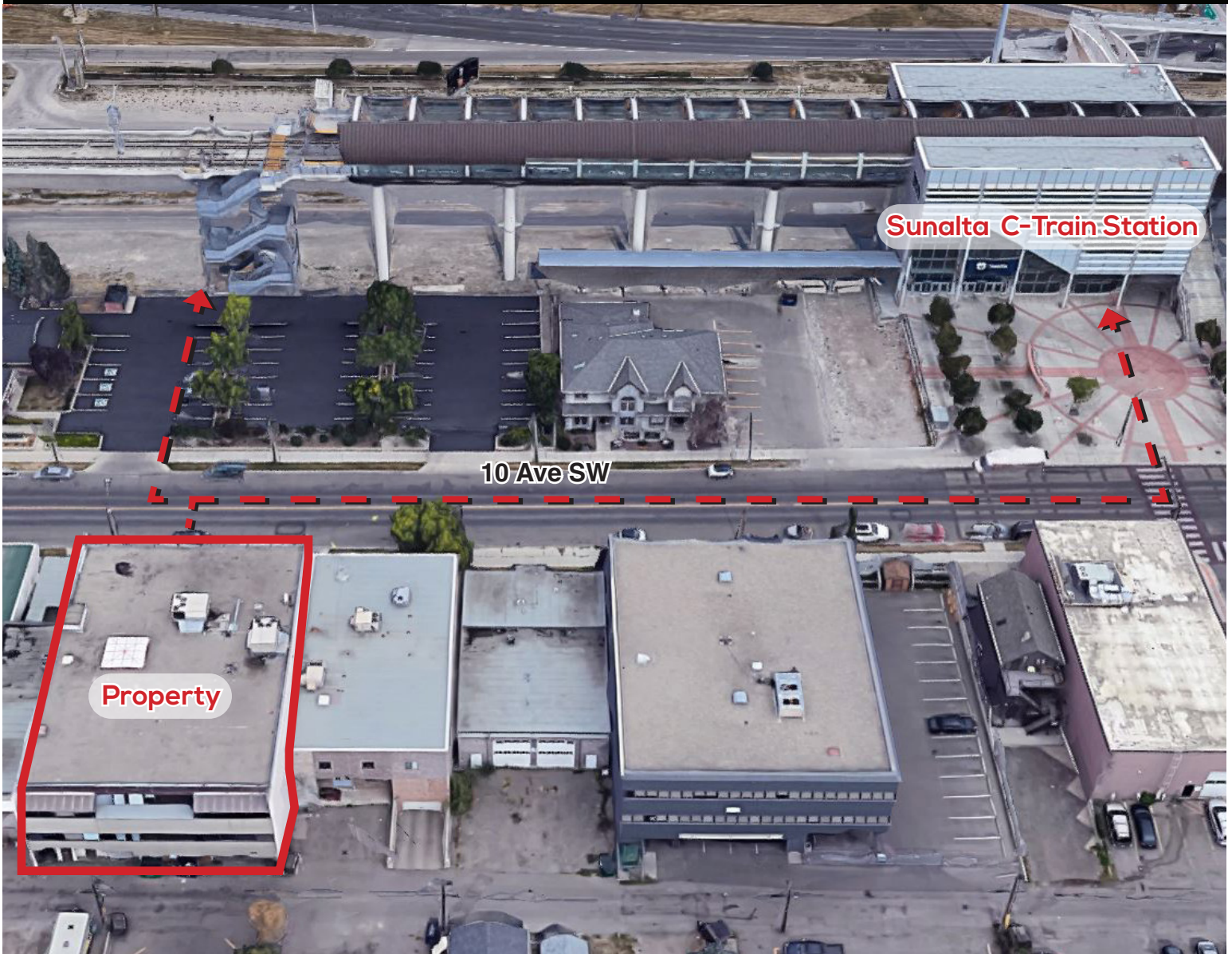
SUITE 300 - 2,050 SF





# LOCATION

1725 10 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Steven Butt**

*President/Founder*

**403.802.6766**

[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

