



Colliers

Signage Opportunity

For Lease | 323 10<sup>th</sup> Avenue SW, Calgary, AB

# The Warehouse

## Character Office and Retail Space For Lease

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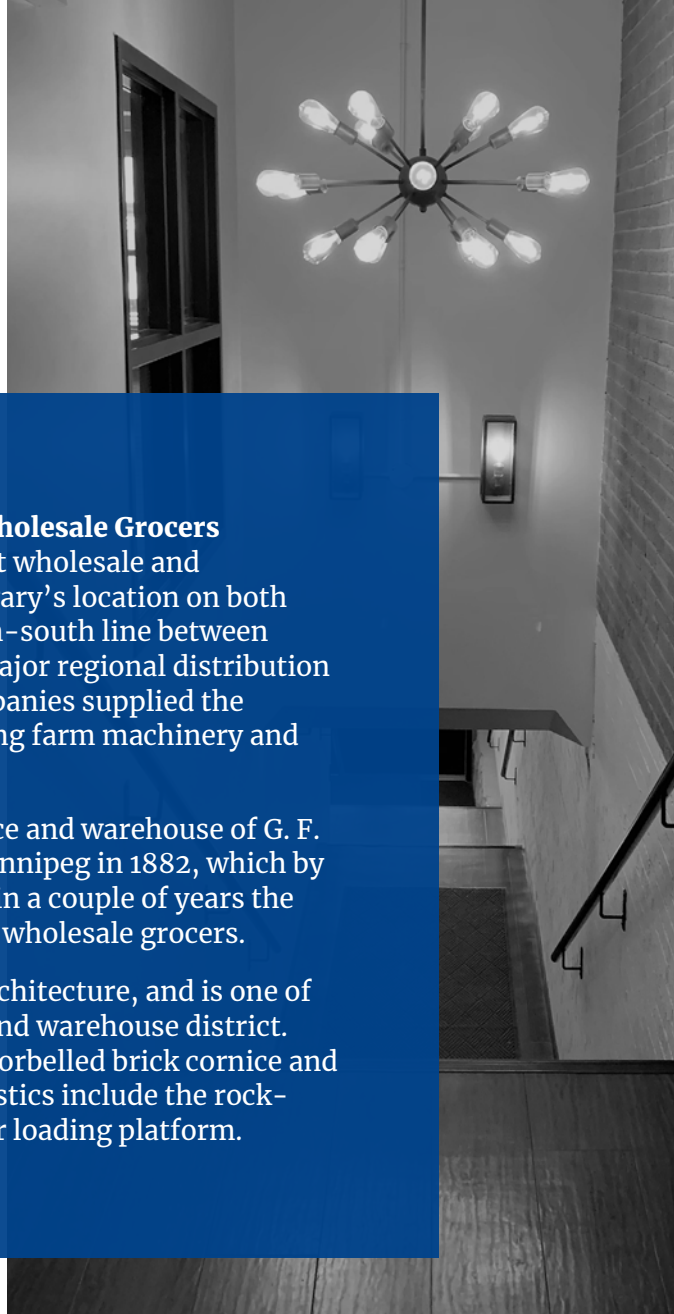


# Property History

Constructed in 1910 and expanded 1913, the **G. F. & J. Galt & Co. Wholesale Grocers Warehouse** recalls Calgary's historic status as the most important wholesale and distribution centre between Winnipeg and Vancouver. Due to Calgary's location on both the C.P.R. east-west mainline and the company's important north-south line between Fort Macleod and Edmonton, the city was destined to become a major regional distribution centre. From Calgary's wholesale district, local and national companies supplied the growing city and region with a wide array of merchandise including farm machinery and parts, groceries, dry goods, building supplies and hardware.

The original building was built in 1910 for the Calgary branch office and warehouse of G. F. & J. Galt & Co., wholesale grocers and tea importers founded in Winnipeg in 1882, which by 1906 also had offices in Calgary, Edmonton, and Vancouver. Within a couple of years the building had become the home to Campbell, Wilson & Horne Ltd., wholesale grocers.

The Warehouse is significant for its Romanesque Revival style-architecture, and is one of the largest structures to have been constructed in the wholesale and warehouse district. The heavy-timber and brick warehouse is notable for its heavily corbelled brick cornice and its many, regularly spaced window bays. Other notable characteristics include the rock-faced sandstone foundation, multiple front entrances and the rear loading platform.





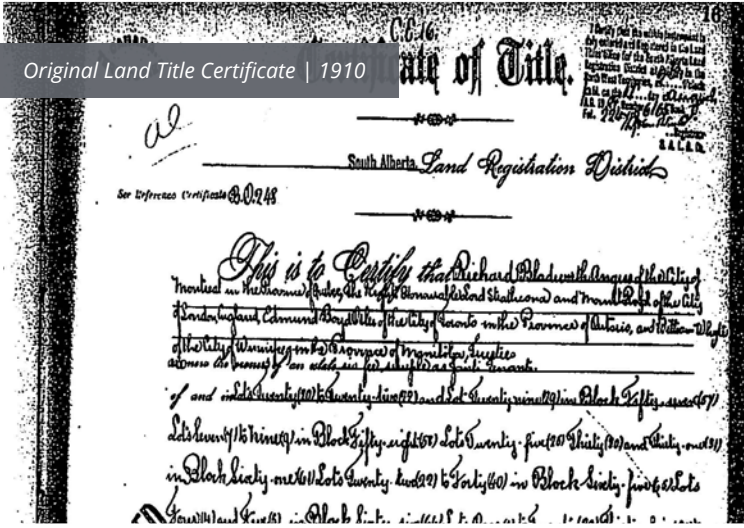
# Location History



**The Warehouse** contributed to the development of the northern Beltline area as Calgary’s main wholesale/warehouse district, and continues to contribute to the warehouse district’s historic identity and character.

Originally, the principle warehouse district was situated north of the C.P.R. mainline along Eight and Ninth avenues. However, the district along 10th and 11th avenues was established after 1903 when a rail siding off the CPR main line was placed down the alley between 10th and 11th Avenues, from 5th Street SE to 6th Street SW; another siding subsequently and incrementally developed extended from 13th Street SW to 6th St SW. These sidings gave each warehouse along those avenues direct rail access for receiving and shipping cargo via its own rear loading dock. Sixty-four wholesale and warehouse building were situated along both the north and south sides of the C.P.R mainline in 1906, with 160 by 1913.

Original Land Title Certificate | 1910



By the later date, however, the majority were located in the northern part of the Beltline. The number of warehouse buildings in the area has been significantly reduced over the years and this warehouse is integral to the remaining group of warehouses and the retention of the area’s character which is defined by the warehouses.

Building Interior | GF & J Grocers | 1910

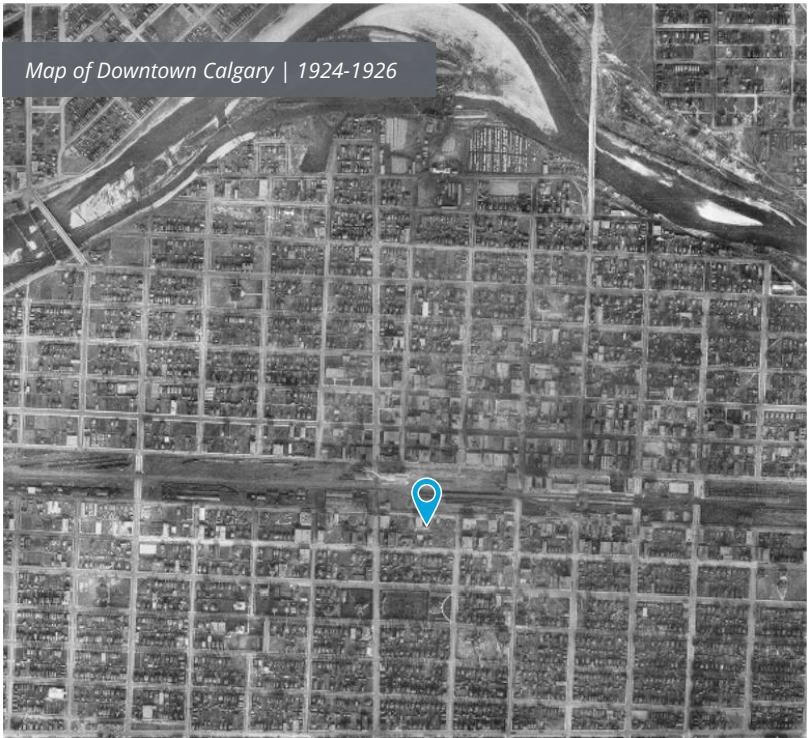


Glenbow Archives NA-1447-18


Building Interior | GF & J Grocers | 1910



Map of Downtown Calgary | 1924-1926



# Property Overview

<b>Available Space (317 10<sup>th</sup> Ave SW)</b>	Main Floor Restaurant: 5,687 SF	<a href="#">Main Floor Restaurant Virtual Tour</a>
<b>Available Space (323 10<sup>th</sup> Ave SW)</b>	Main Floor + Lower Level: <i>Main Floor 12,498 SF Lower Level 3,049 SF</i> Suite 230: 4,866 SF	<a href="#">Main Floor + Lower Level Virtual Tour</a> <a href="#">Suite 230 Virtual Tour</a> 
<b>Occupancy</b>	Immediately	
<b>Net Rent</b>	Market Rates	
<b>Operating Costs</b>	\$7.24 PSF/Annum (2024 Est.   Excludes Janitorial and Separately Metered Cooling)	
<b>Term</b>	5-10 Years	
<b>Parking</b>	\$250/Stall/Month // 54 Surface Stalls in Wigalo Lot 257 Beside Building 1530 Additional Above-Ground Parkade Stalls in City Centre Parkade Across the Street	
<b>Year Built</b>	1910 & 1913	
<b>Floors</b>	5	
<b>Construction</b>	Heavy-Timber Construction Faced in Red Brick in Common Bond Heavily Corbelled Cornice and Window Heads Rock-Faced Sandstone Foundation	
<b>Architecture</b>	Romanesque Revival Style	
<b>Loading</b>	Raised, Concrete Loading Dock Across Rear Two Large Loading Doors	
<b>Building Hours</b>	7:30 a.m. to 5:00 p.m. // Monday to Friday	
<b>Fibre Provider</b>	Telus	

**The Warehouse** offers character retail and office space in the heart of the Beltline with numerous amenities within the immediate area. The downtown core is in close proximity, a 3-minute walk away via +15 connection.

## Public Transit Access



**Bus Routes Within One Block**  
#3, #7, #13, #17, #22,  
#66, #90, #101 #449



**Cycle Tracks Within Two Blocks**  
12th Avenue SW  
5th Street SW



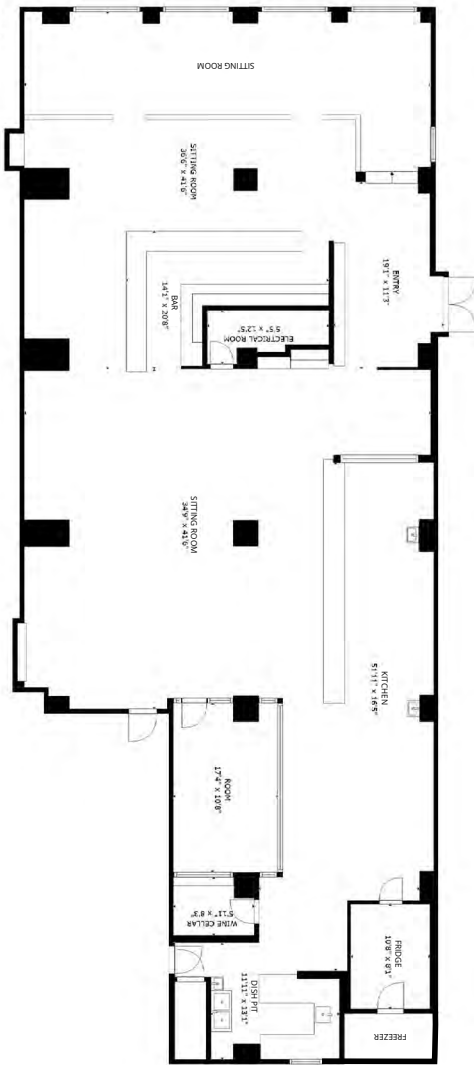
**4th Street LRT**  
450m  
5-minute walk



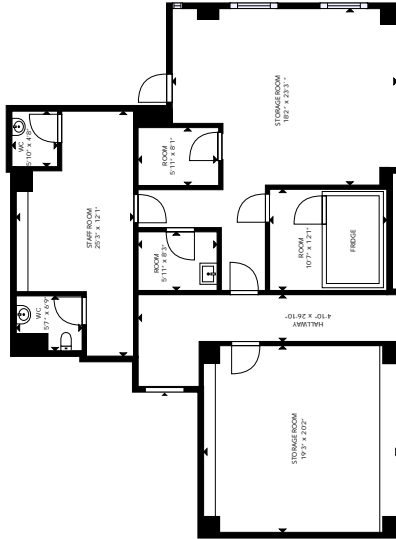
# Floor Plans



## Main Floor Restaurant



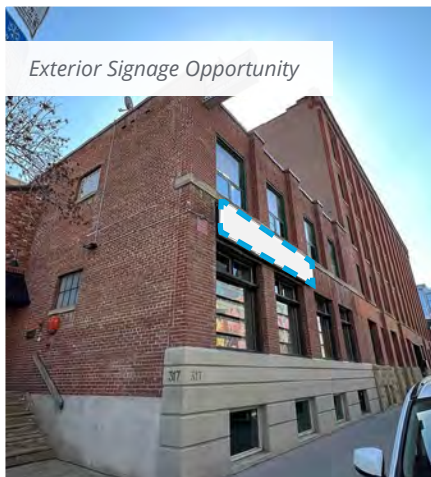
## Lower Level Storage Space



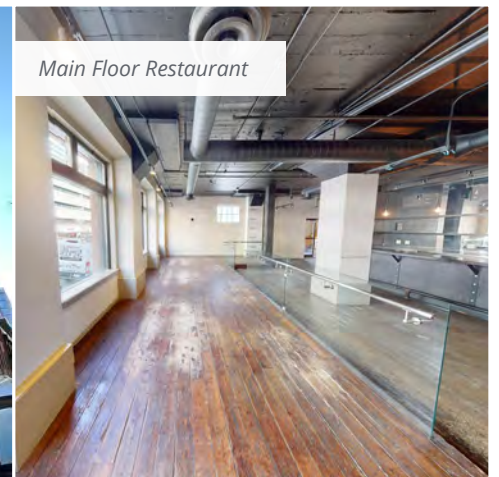
5,687 SF

- CC-X Zoning
- Spacious Open Layout for a Trendy and Modern Atmosphere
- Existing Restaurant Infrastructure Includes Large Kitchen, Pantry, Wine Cellar and Basement Storage Space
- Unique Architectural Features Include Exposed Brick Walls and High Ceilings
- Historical Building Reinvented into a Captivating Dining Space

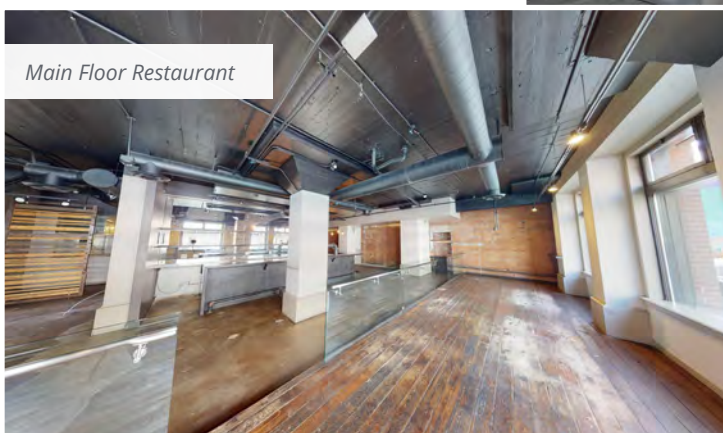
Scan Here for Main Floor Restaurant Virtual Tour



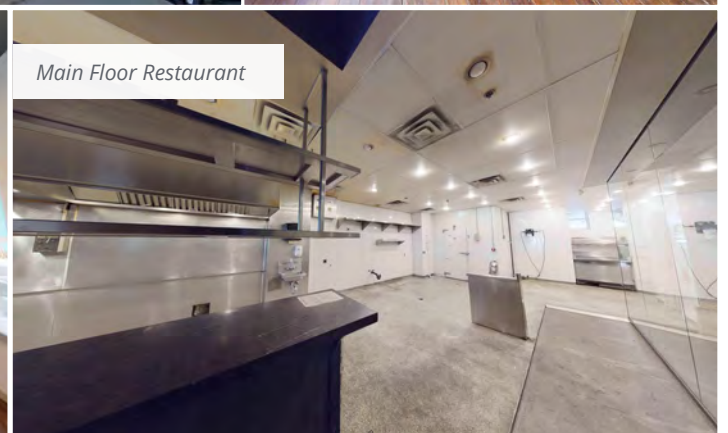
Exterior Signage Opportunity



Main Floor Restaurant



Main Floor Restaurant

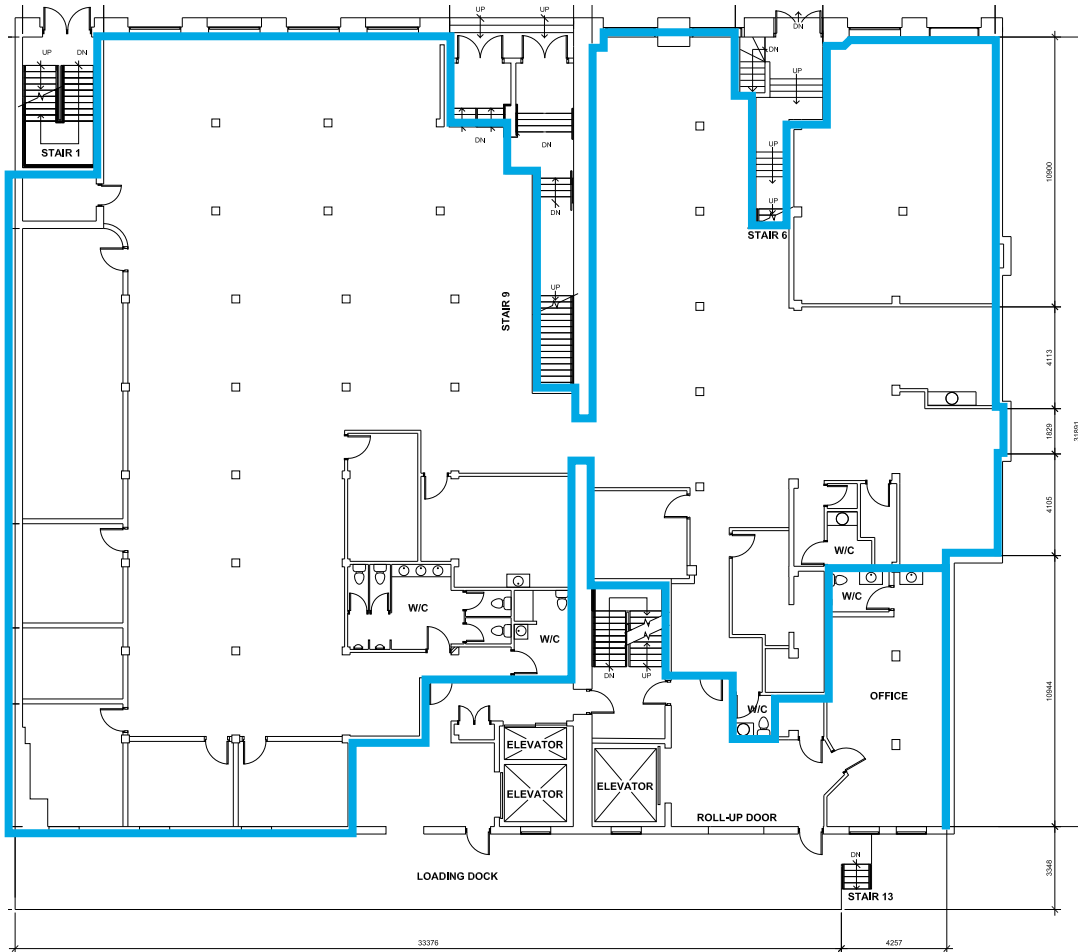


Main Floor Restaurant

# Floor Plans



## Main Floor

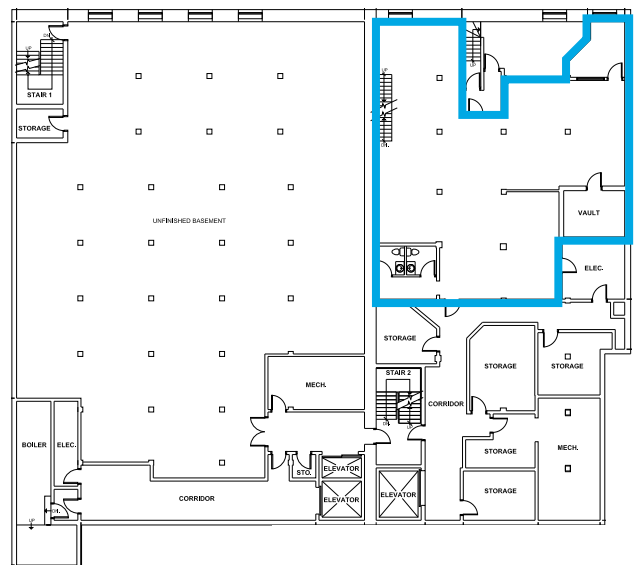


## Lower Level

15,547 SF (Main Floor 12,498 SF // Lower Level 3,049 SF)

- 10 Offices
- Boardroom
- 2 Large Open Areas
- Kitchen + Kitchenette
- Vault + Storage
- Reception
- Washrooms
- Office
- Open Area
- Kitchenette
- Vault + Storage
- Washrooms

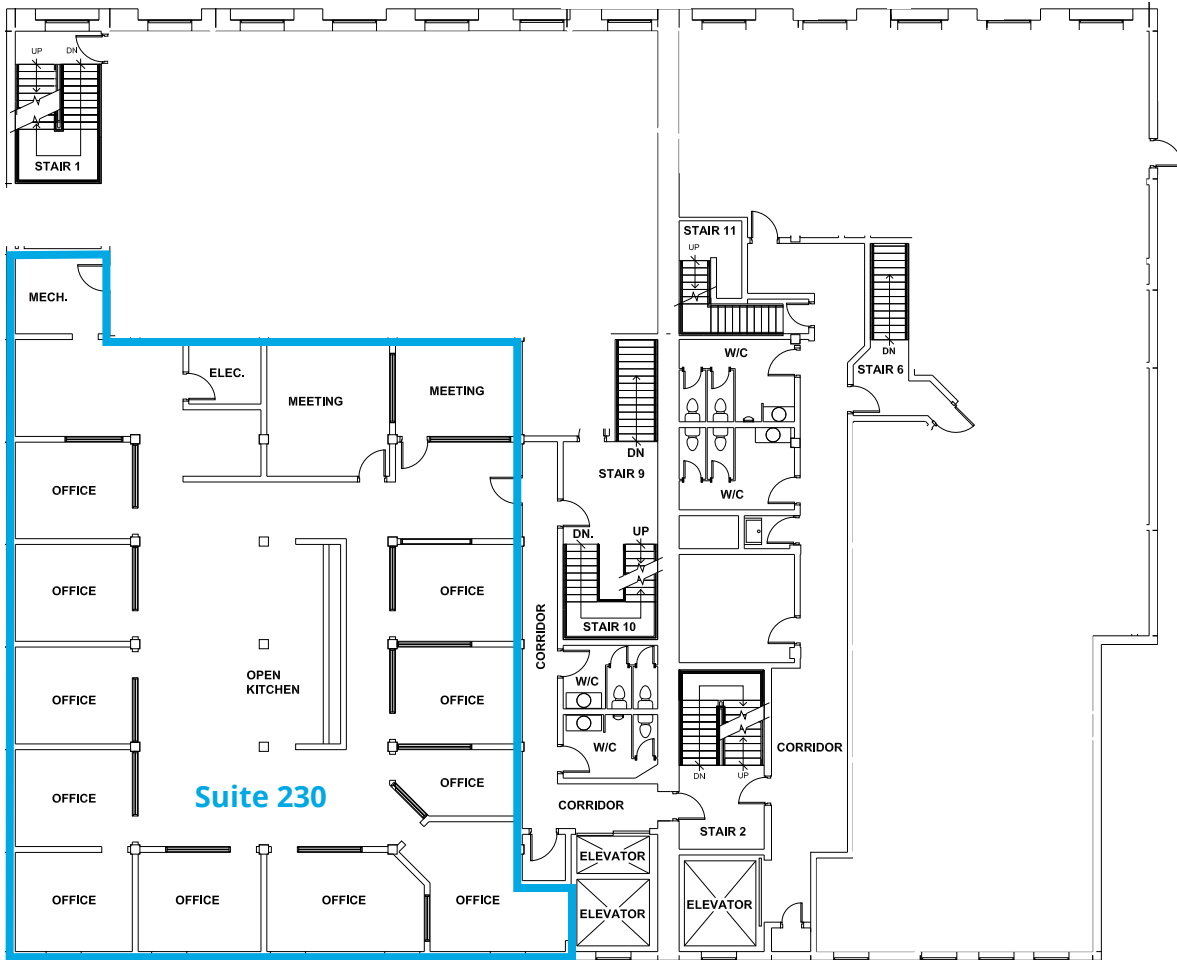
Scan Here for Main Floor + Lower Level Virtual Tour



# Floor Plans



## Second Floor



### Suite 230 | 4,866 SF

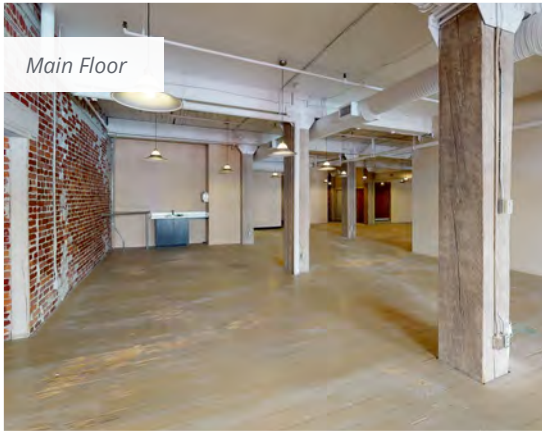
- 12 Offices
- Meeting Room
- Kitchen
- Copy/Print Area
- Server Room
- Storage

*Scan Here for Suite 230  
Virtual Tour*

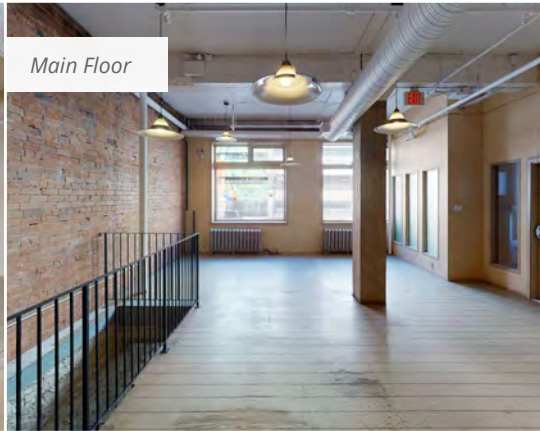




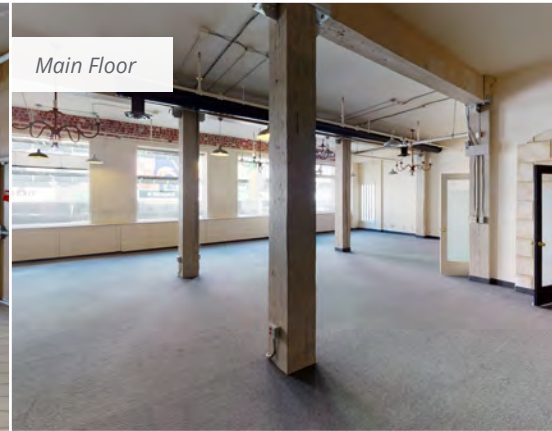
# Building Photos



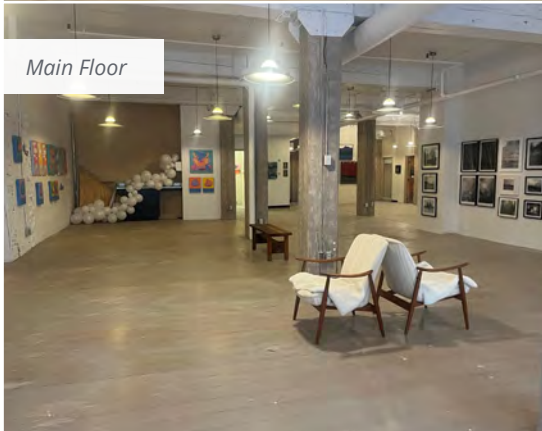
Main Floor



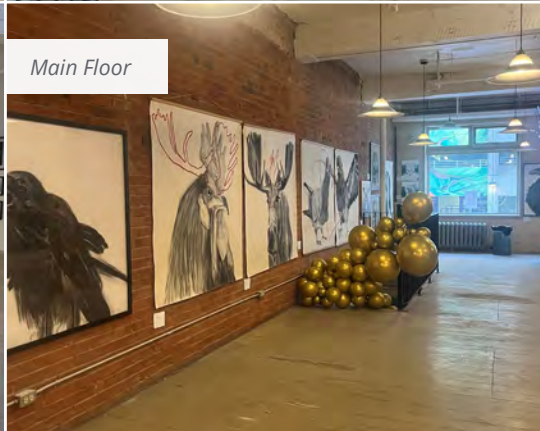
Main Floor



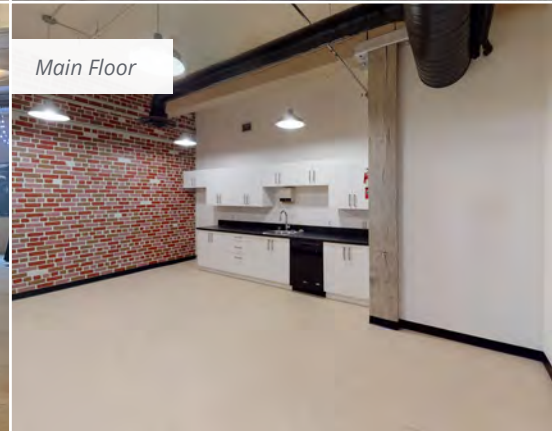
Main Floor



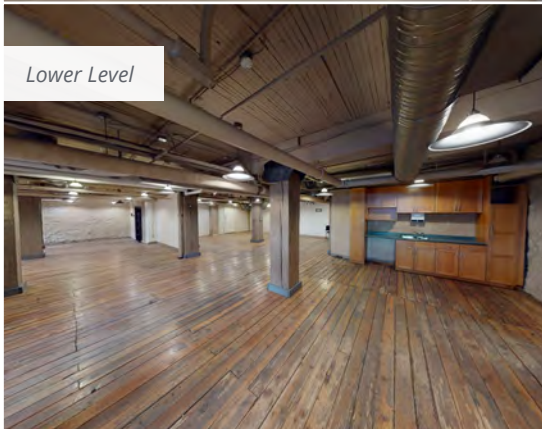
Main Floor



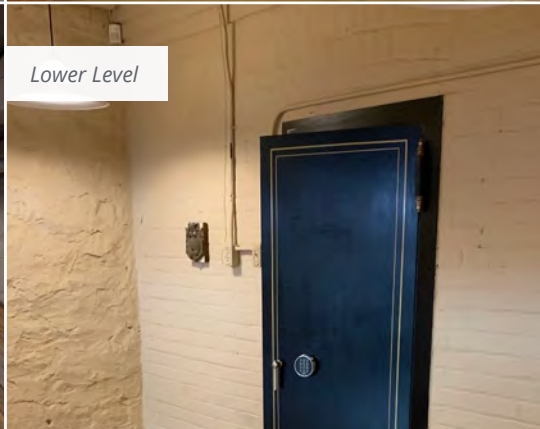
Main Floor



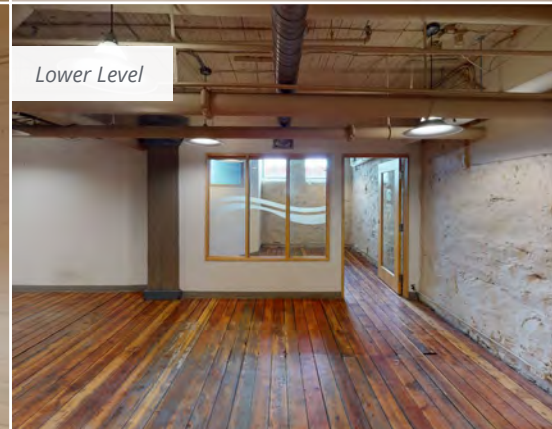
Main Floor



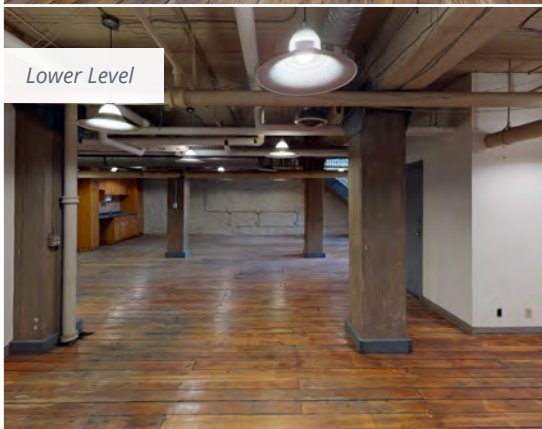
Lower Level



Lower Level



Lower Level



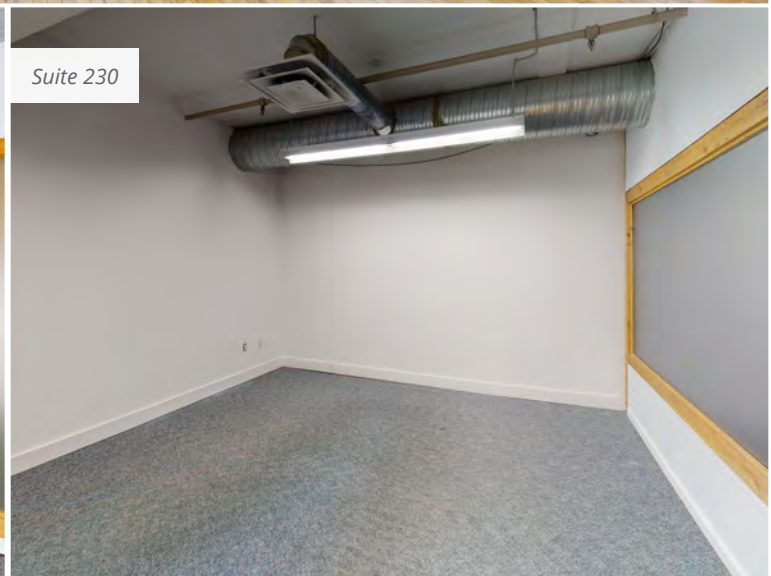
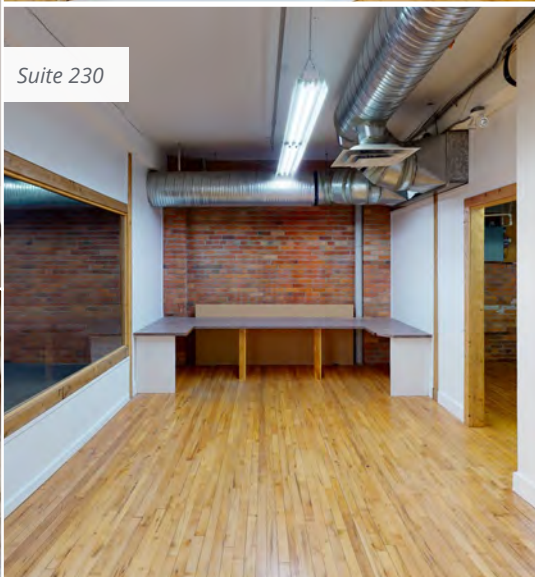
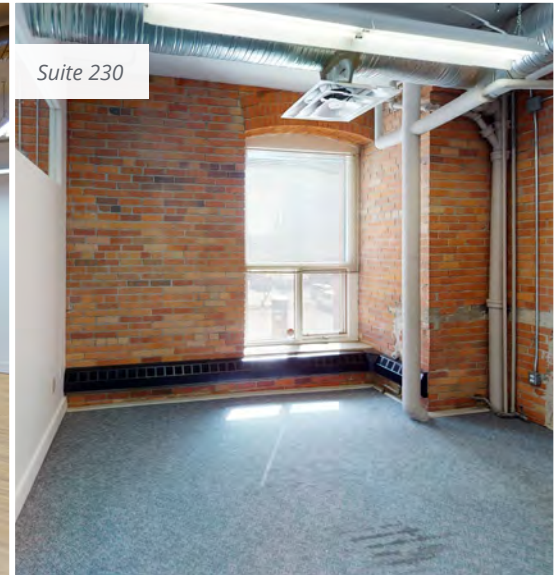
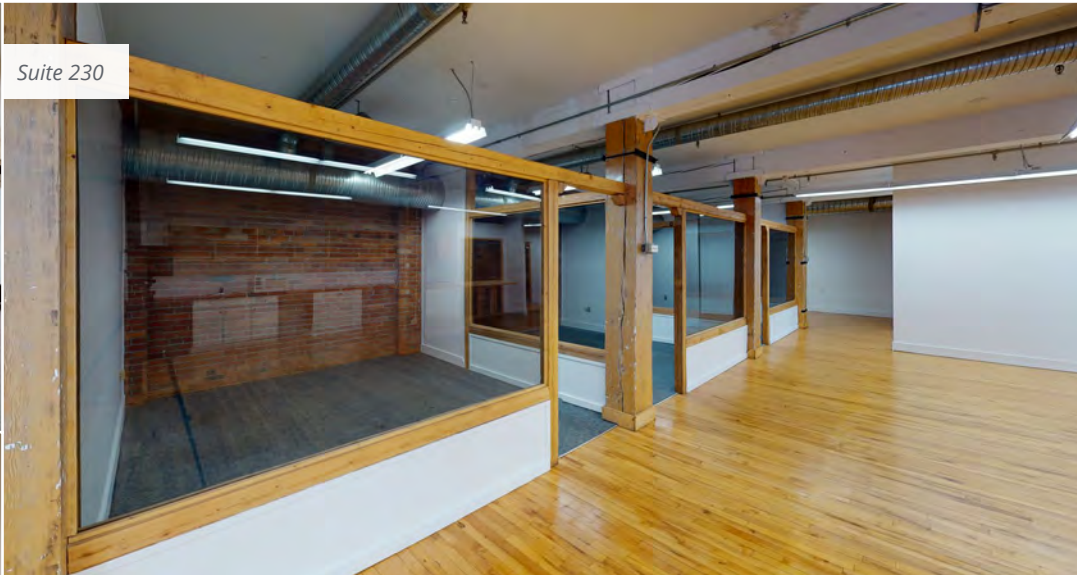
Lower Level



Lower Level

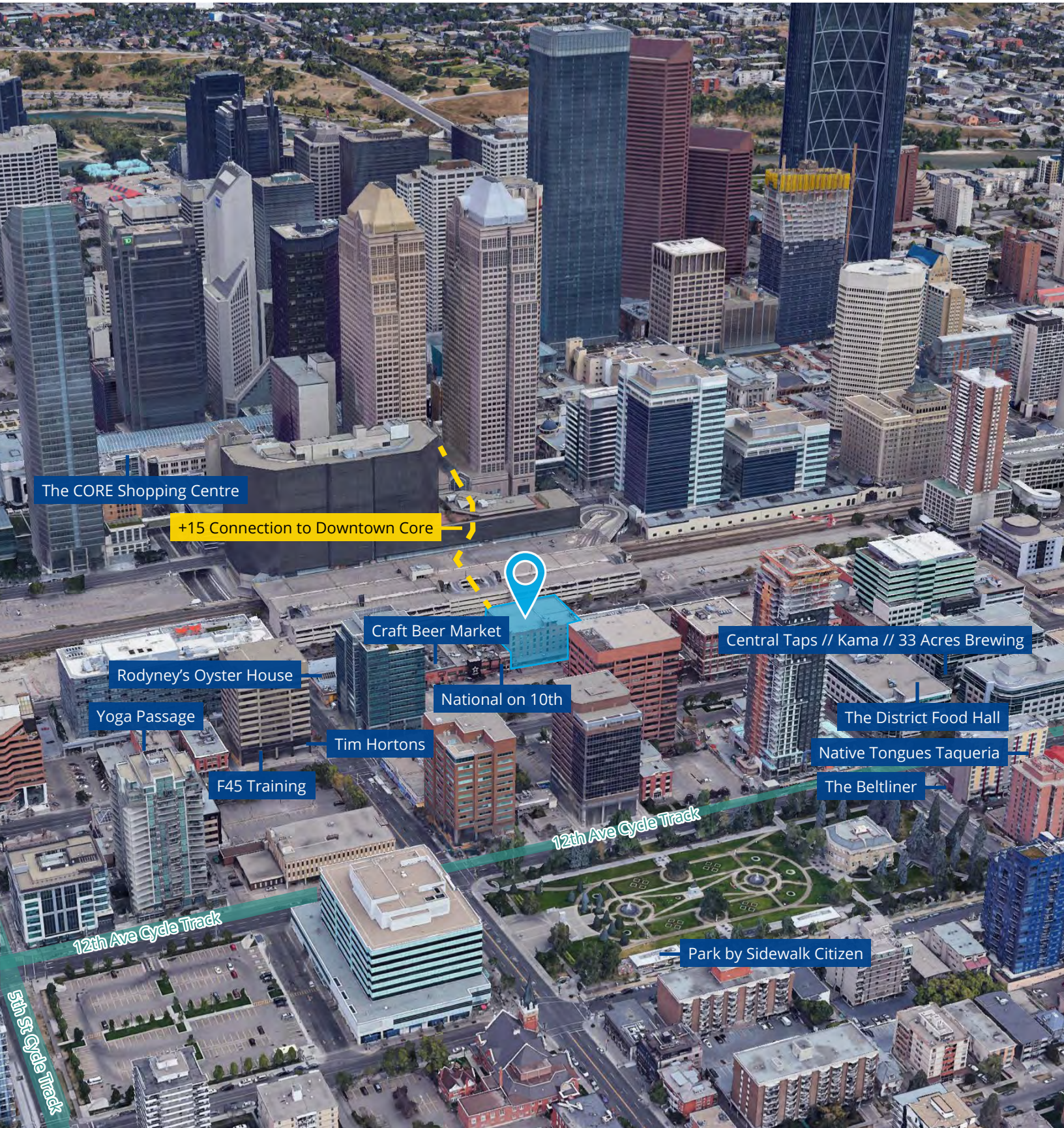


# Building Photos





# Nearby Amenities



The CORE Shopping Centre

+15 Connection to Downtown Core

Craft Beer Market

Rodyney's Oyster House

Yoga Passage

National on 10th

Tim Hortons

F45 Training

Central Taps // Kama // 33 Acres Brewing

The District Food Hall

Native Tongues Taqueria

The Beltliner

Park by Sidewalk Citizen

12th Ave Cycle Track

12th Ave Cycle Track

Sun St Cycle Track









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