

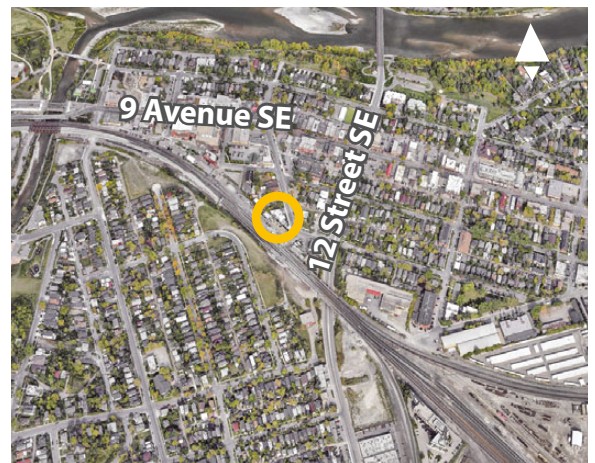
10,176 sf

Main + Lower Levels



RETAIL SPACE IN INGLEWOOD FOR LEASE

1015 11 Street SE
Calgary



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

» Renovated from top to bottom in 2016, providing a truly unique opportunity in one of Calgary's rapidly evolving inner-city neighborhoods



Area Demographics (1 km radius)



Population
4,913



Median Age
39.0



Average
Household Income \$129,720



Current Consumption / Person



\$13,677
FOOD



\$4,634
HEALTH CARE



\$5,179
RECREATION



\$1,988
PERSONAL CARE



\$5,253
LIQUOR/TOBACCO



\$3,571
CLOTHING

LEASE INFORMATION

MUNICIPAL ADDRESS:

1015 11 Street SE, Calgary

ZONING:

Direct Control 1Z93 Site 4

AVAILABLE FOR LEASE:

10,176 sq. ft. – main and lower floors

AVAILABILITY:

Immediate

FRONTAGE:

191 ft. on 11 Street SE

SPRINKLERED:

Yes

OP. COSTS AND TAXES:

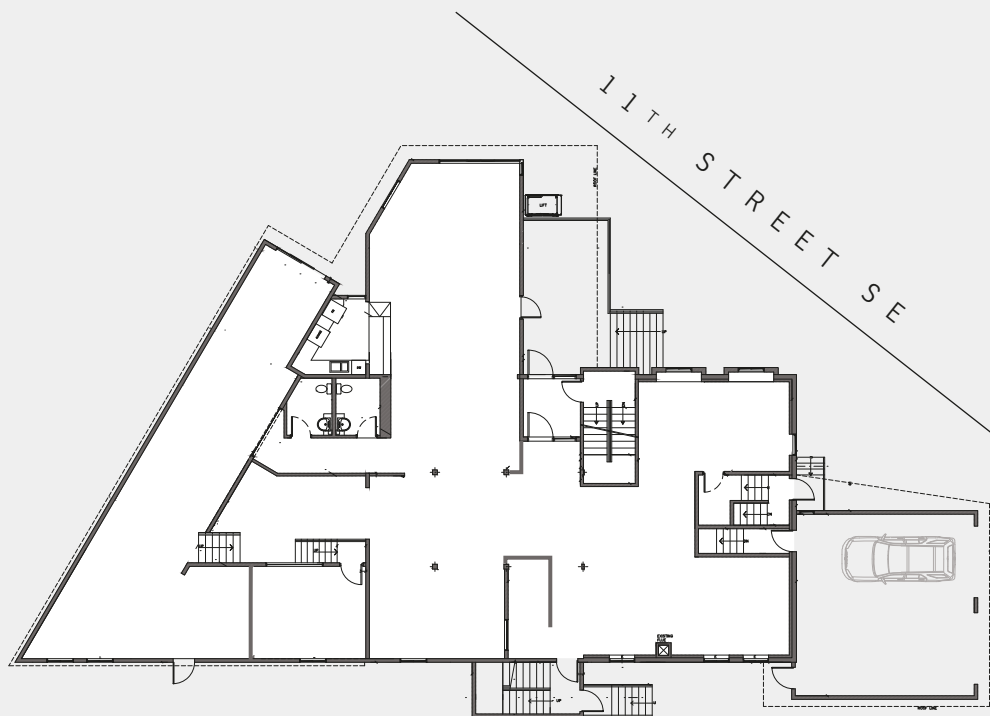
\$11.99 per sq. ft. (estimated)

NET RENT:

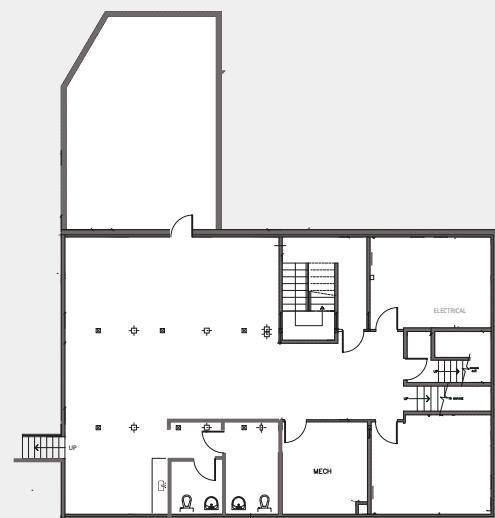
Market rate



Main Floor



MAIN FLOOR



LOWER LEVEL



Main Floor



Main Floor



Main Floor



Lower Level

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LOCAL EXPERTISE MATTERS