

# COMMERCIAL/RESIDENTIAL BUILDING IN HILLHURST FOR SALE

## Patricia Plaza

213 19 Street NW, Calgary



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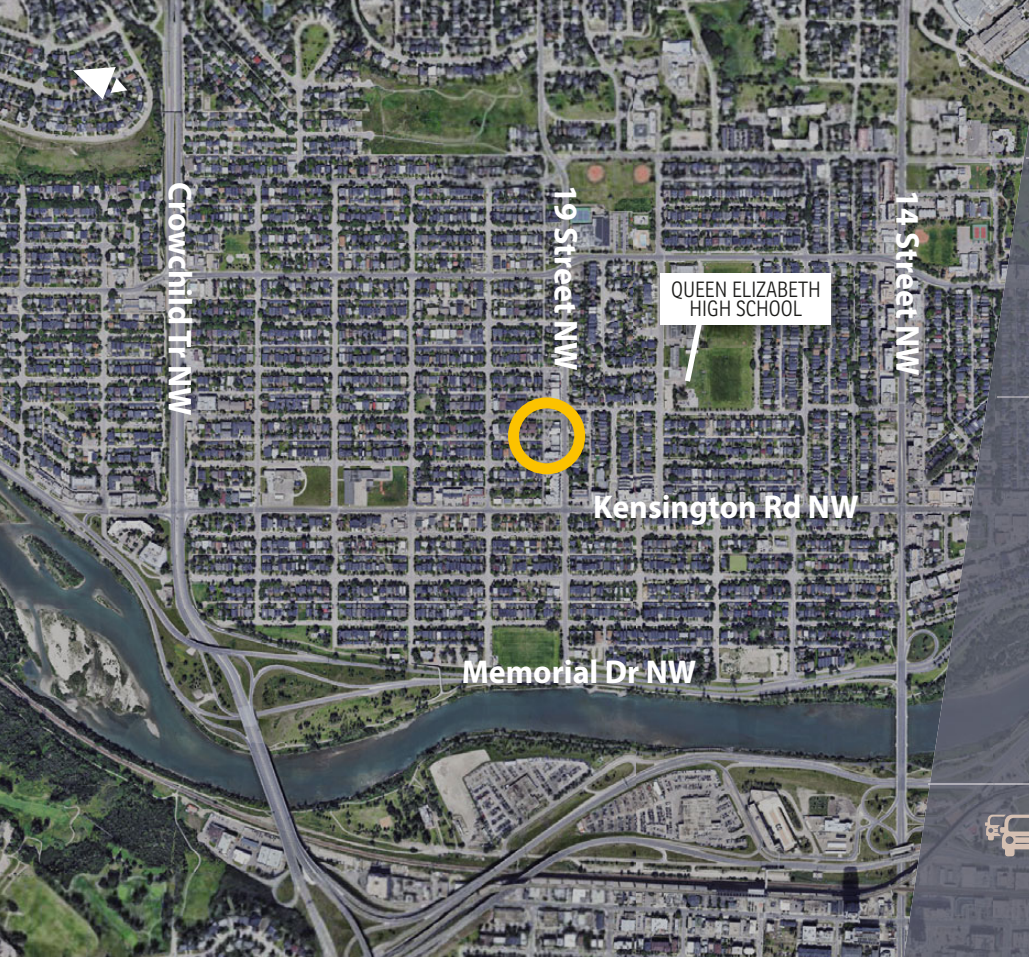


**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





## AREA DEMOGRAPHICS

(2 km radius)



Population

53,688



Median Age

35.4



Average

Household Income \$150,269

### Current Consumption / Household



\$16,252

FOOD



\$5,538

HEALTH CARE



\$5,172

RECREATION



\$2,280

PERSONAL CARE



\$5,667

LIQUOR/TOBACCO



\$3,963

CLOTHING



Traffic Count

7,000

VEHICLES DAILY  
ON 19 STREET NW

Sources: Statistics Canada, City of Calgary, CoStar

## PROPERTY INFORMATION

### MUNICIPAL ADDRESSES:

213 19 Street NW, Calgary

### ZONING: CN1

### YEAR BUILT: 1975 (TBV)

### BUILDING AREA: 6,291 sq. ft. over 3 floors

### LOT AREA: 0.12 acres (TBV)

### PARKING:

10 surface stalls behind the property

## FINANCIAL INFORMATION

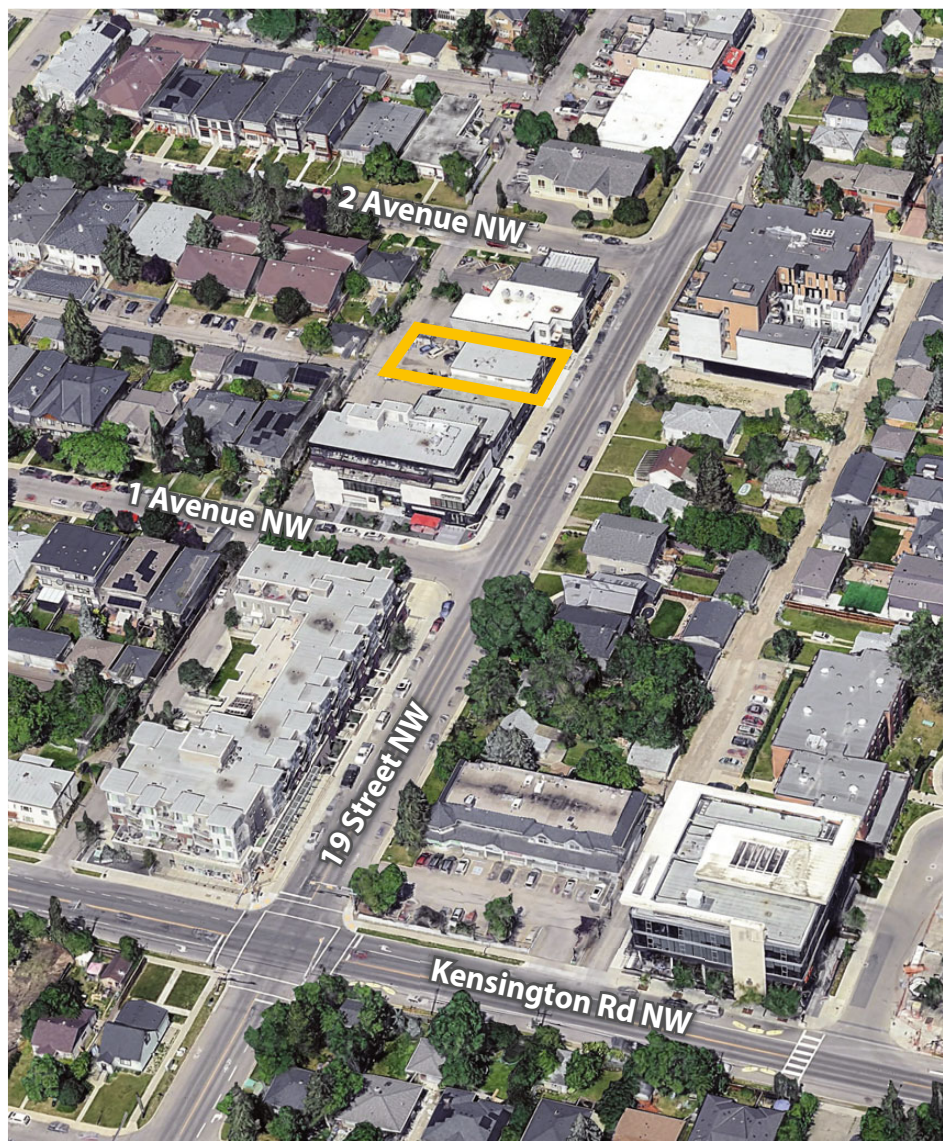
### TENANCY:

Fully leased to 4 commercial tenants – Soul Food Books, Oasis Hair, Maximum Health, Plunge Audio and 4 residential tenants.

### 2025 PROPERTY TAXES: \$25,733.56

### ASKING PRICE:

\$1,700,000 (\$270 per sq. ft.)







## MAIN FLOOR COMMERCIAL

