

FOR LEASE

Food-Ready Space in
Distinctive Riverfront Setting



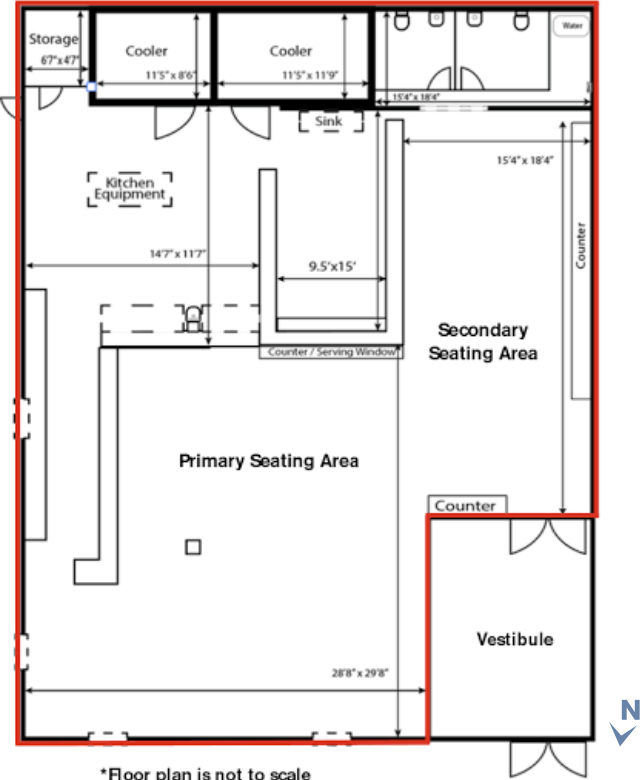
417 RIVERFRONT AVENUE SE / CALGARY, ALBERTA

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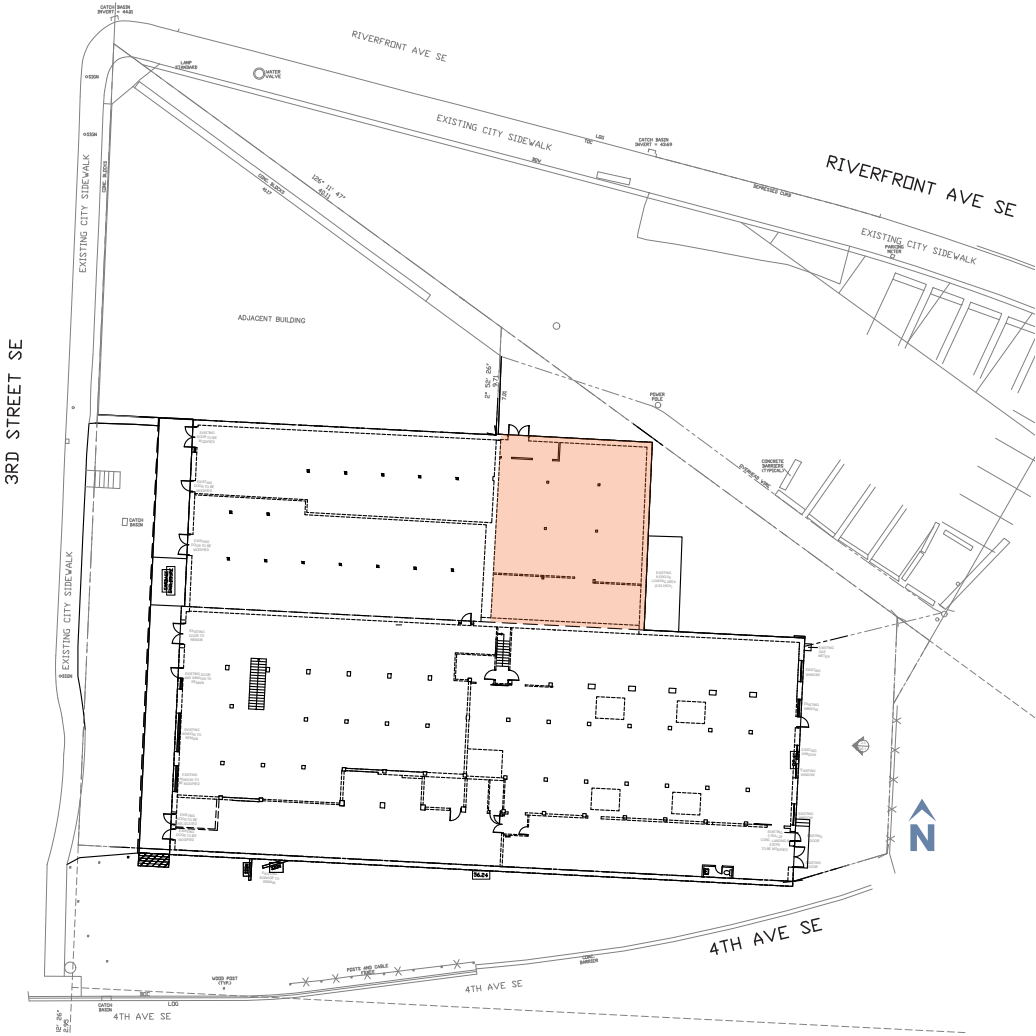
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FLOOR PLANS



*Floor plan is not to scale
*Measurements are not exact



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Unit Size	2,635 SF
Net Rate	Market
Op Costs	\$8.77 PSF (Est. 2026)
Property Taxes	\$6.58 PSF (Est. 2026)
Year Built	2020
Renovated	2024
Availability	Immediately
Community	Downtown East Village
Zoning	CC-ET

PROPERTY FEATURES

- **Prime Riverfront Exposure** – Directly across from the Bow River and steps to the Bow River Pathway.
- **Built-In Residential Density** – Surrounded by high-rise condos with immediate customer base.
- **+2,600 SF Open Layout** – Flexible, efficient footprint for multiple concepts.
- **Food-Ready Infrastructure** – Includes walk-in cooler and freezer.
- **Ideal for Café or QSR** – Perfect for quick-service or specialty food users.
- **Loft-Style Character** – High ceilings with a warehouse-inspired vibe.
- **Inner-City Destination** – Captures daily pathway traffic and local residents.



INTERIOR FEATURES // Photo Gallery



LOCATION



Neighbourhood
East Village



Population 3km
111,262



Drive Times
Deerfoot Trail: **4 minutes**
Calgary Airport: **16 minutes**



Prime Location



Bus / Train Routes



Walk score or Walkable



Household Income
\$76,195



Median Age
38.1

Traffic Count

14,000 VPD | 4 ST & Riverfront Ave SE
48,000 VPD | Flyover



Restaurants & Fast Food



Retail Shops or Shopping



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