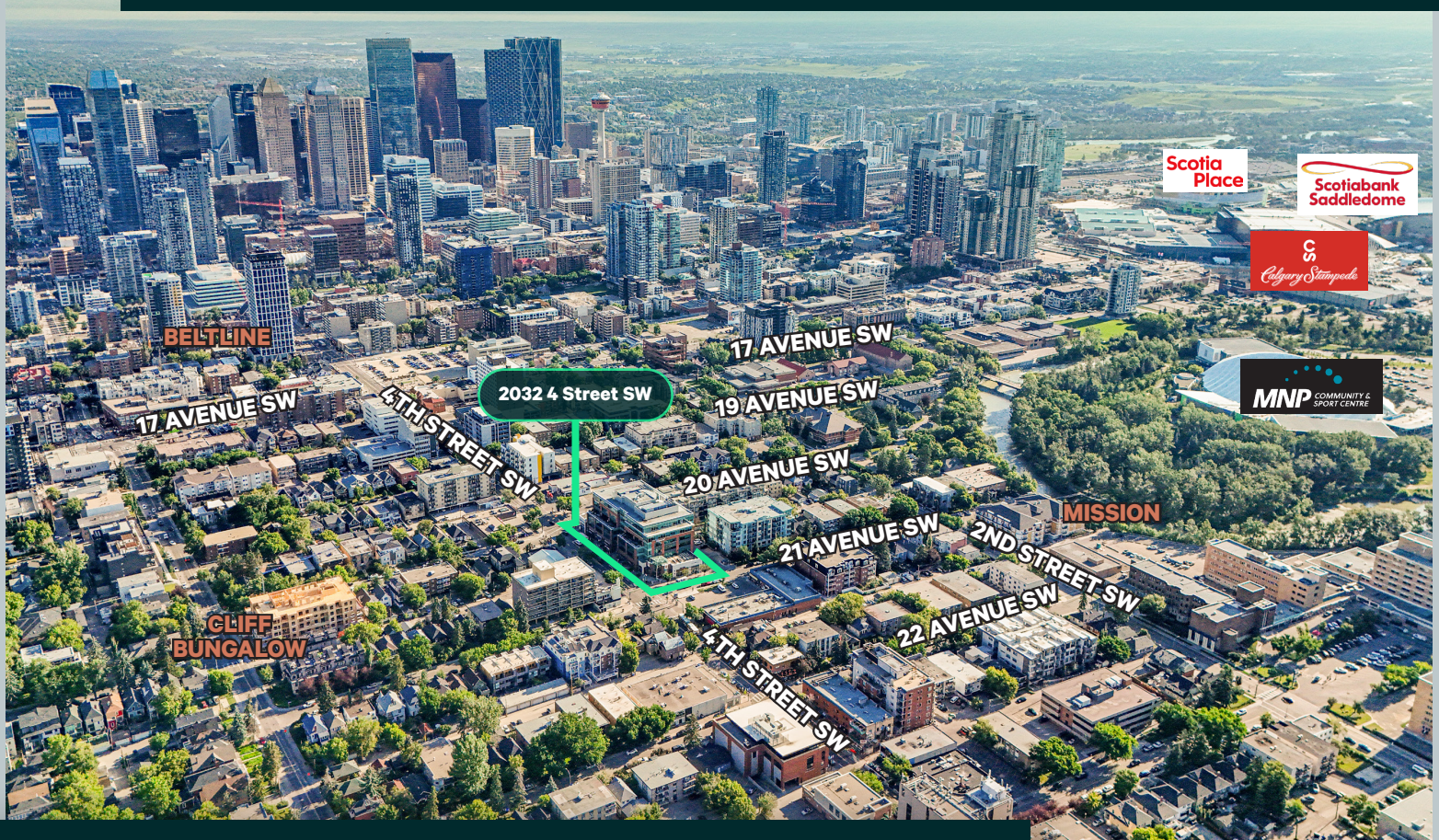


FULLY FIXTURED RESTAURANT LOCATED ON A HIGHLY PROMINENT CORNER IN MISSION



2032 4th Street SW

Calgary, AB

Hopewell

CBRE

Demographics



142,467

Population Within 3 KM

286,266

Daytime Population
Within 3 KM



\$183,924

Average Household Income
Within 3 KM

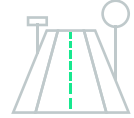
\$188,793

Average Household Income
Within 5 KM



36 Years

Dominant Age Within 5 KM



17,406

VPD along 4th Street SW

Prime retail opportunity for a fully fixtured restaurant in trendy Mission

- Located in the heart of Mission Calgary's iconic 4th Street SW serving the communities of Mission, Erlton, Cliff Bungalow, Lower Mount Royal, Upper Mount Royal, Elbow Park, Roxboro, Rideau Park, Victoria Park and the Beltline
- Mission is centrally located in Calgary and offers extensive shopping, restaurants, bars and patios
- Close to the Elbow River with plenty of parks, pedestrian and bike routes throughout the area
- 5 minute walk to 17th Avenue and 15-20 minute walk to Downtown and C-Train Station
- The Building is 130,054 sq. ft. which consists of 113,716 sq. ft. of office space and 16,338 sq. ft. of retail space
- 10 above ground parking stalls and 288 underground parking stalls with hourly and monthly parking available at reasonable rates
- Power is 400 amps

Space Available

Unit 2032

3,476 sq. ft.



BASIC RENT: Market

OP COSTS & TAXES: \$16.69 est (2026)

SIGNAGE: Fascia

POSSESSION: January 1, 2027

TERM: 5 - 10 years

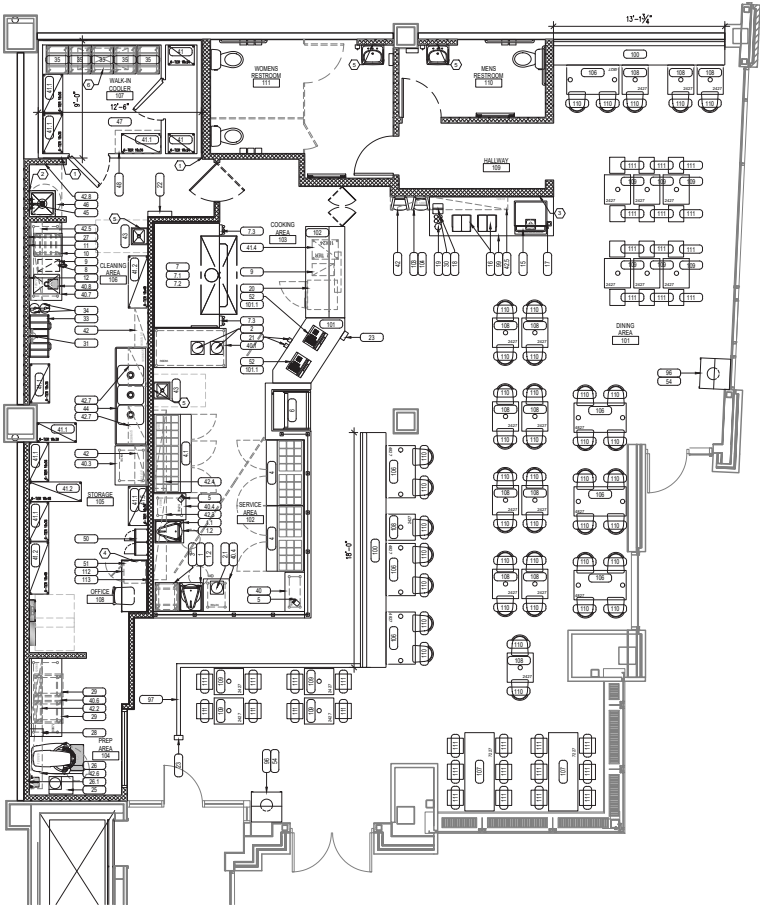
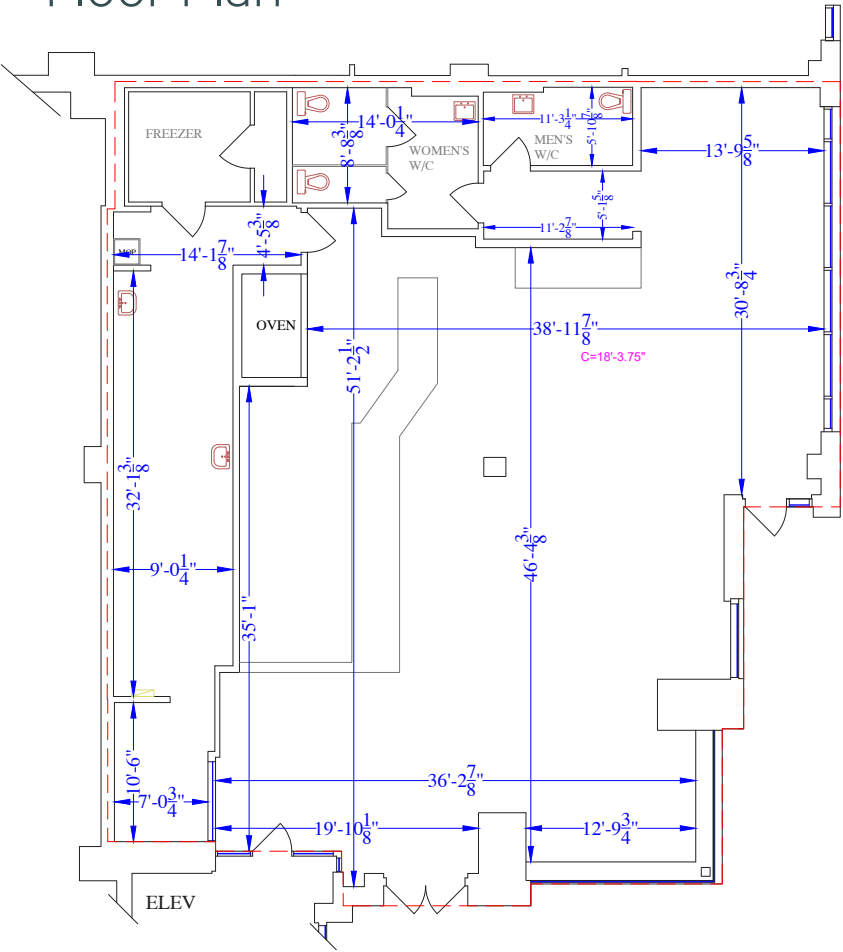


Leasing Plan

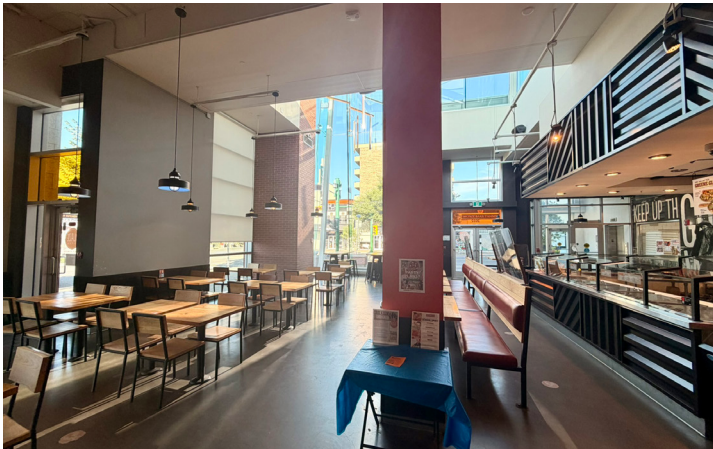


Exterior Photos of Unit 2032



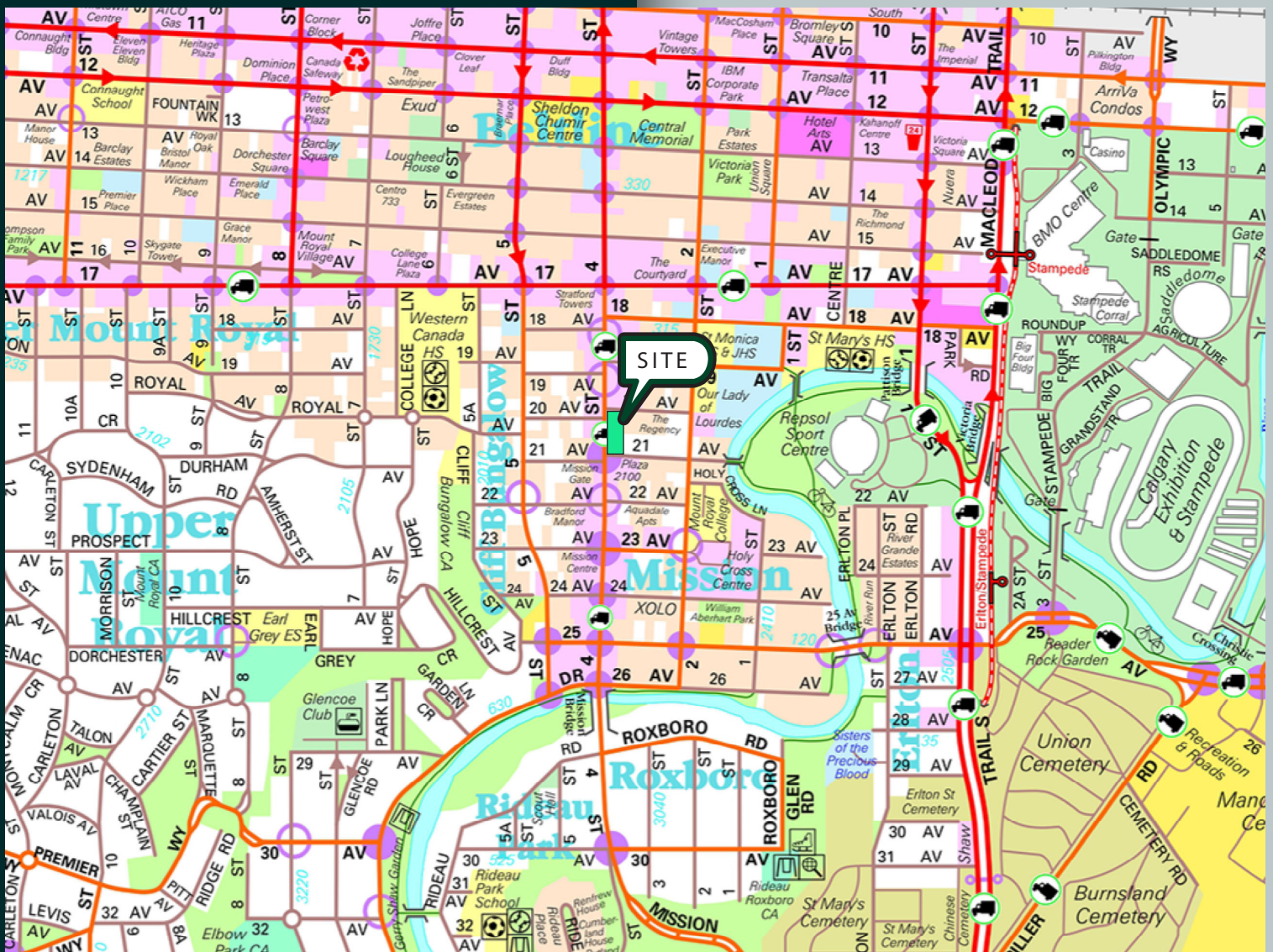


Photos of Unit 2032



Photos of Unit 2032





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