



FOR LEASE

Food-Ready Space
in Distinctive
Riverfront Setting



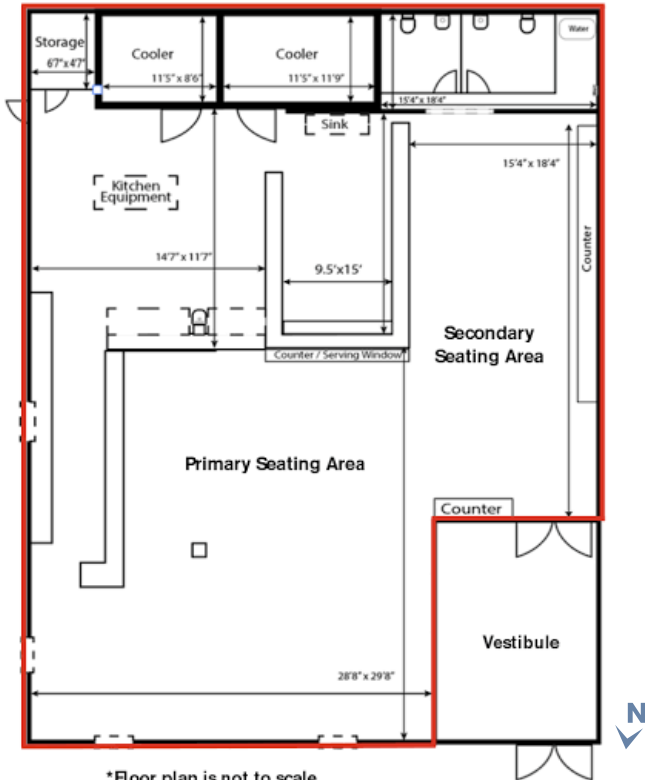
417 Riverfront Avenue SE, Calgary AB

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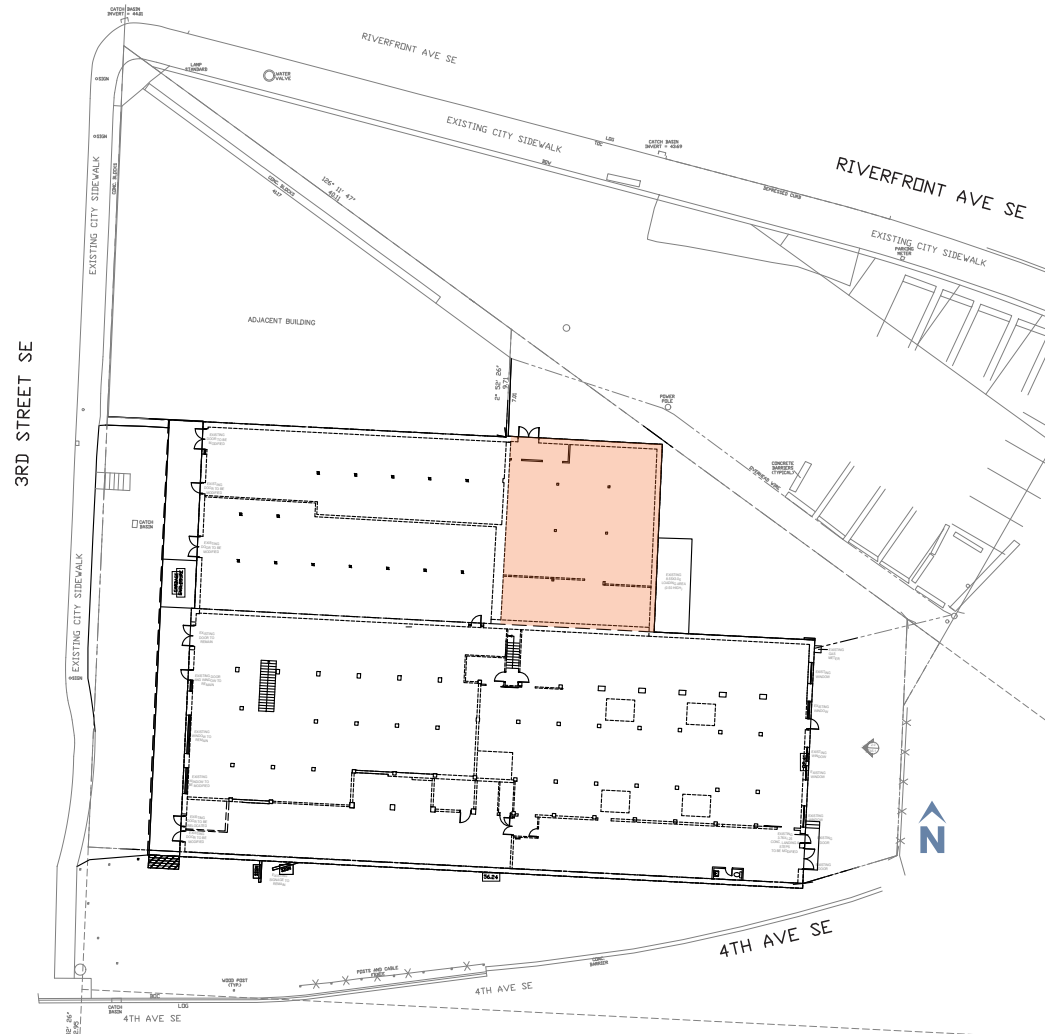
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FLOOR PLANS



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



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

| | |
|-----------------------|------------------------|
| Unit Size | 2,635 SF |
| Net Rate | \$30.00 PSF |
| 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



| | | | | | |
|--|--|---|---|--|--------------------------------------|
| <p>Neighbourhood East Village</p> | <p>Population 3km 111,262</p> | <p>Drive Times Deerfoot Trail: 4 minutes Calgary Airport: 16 minutes</p> | <p>Prime Location</p> | <p>Bus / Train Routes</p> | <p>Walk score or Walkable</p> |
| <p>Household Income \$76,195</p> | <p>Median Age 38.1</p> | <p>Traffic Count 14,000 VPD 4 ST & Riverfront Ave SE 48,000 VPD Flyover</p> | <p>Restaurants & Fast Food</p> | <p>Retail Shops or Shopping</p> | |



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