

FOR LEASE

1410 4 Street SW

Calgary, AB

Retail space
available in
the heart of
the Beltline!

Steven Goertz

Principal

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Property overview

Unit	SF	Rent PSF	Available
Main Floor:	1,353	\$45.00 Gross	30 - 60 days
Lower level 1:	1,003	\$22.00 Gross	Immediate
Lower level 2:	746	\$22.00 Gross	Immediate
Storage 1:	183	\$22.00 Gross	Immediate
Storage 2:	109	\$22.00 Gross	Immediate

**Lower levels are contiguous to 2,043 sf*

- Main floor space is ideal for fashion, art, or specialty store
- Lower level 1 & 2 is ideal space for a yoga or fitness studio
- Located directly on 4th Street SW, just steps away from 17th Avenue SW
- Neighboring tenants include: Shelf Life Books, I Love You Coffee Shop, Pho Daddy, Red's Diner on 4th, Rose & Crown Pub as well as the many restaurants, shops & personal services along 17th Avenue SW



Lower Level 1 | 1,003 sf



Lower Level 2 | 746 sf



Retail space in the heart of the Beltline



Just steps away from 17th Avenue



Many restaurant & retail amenities close by

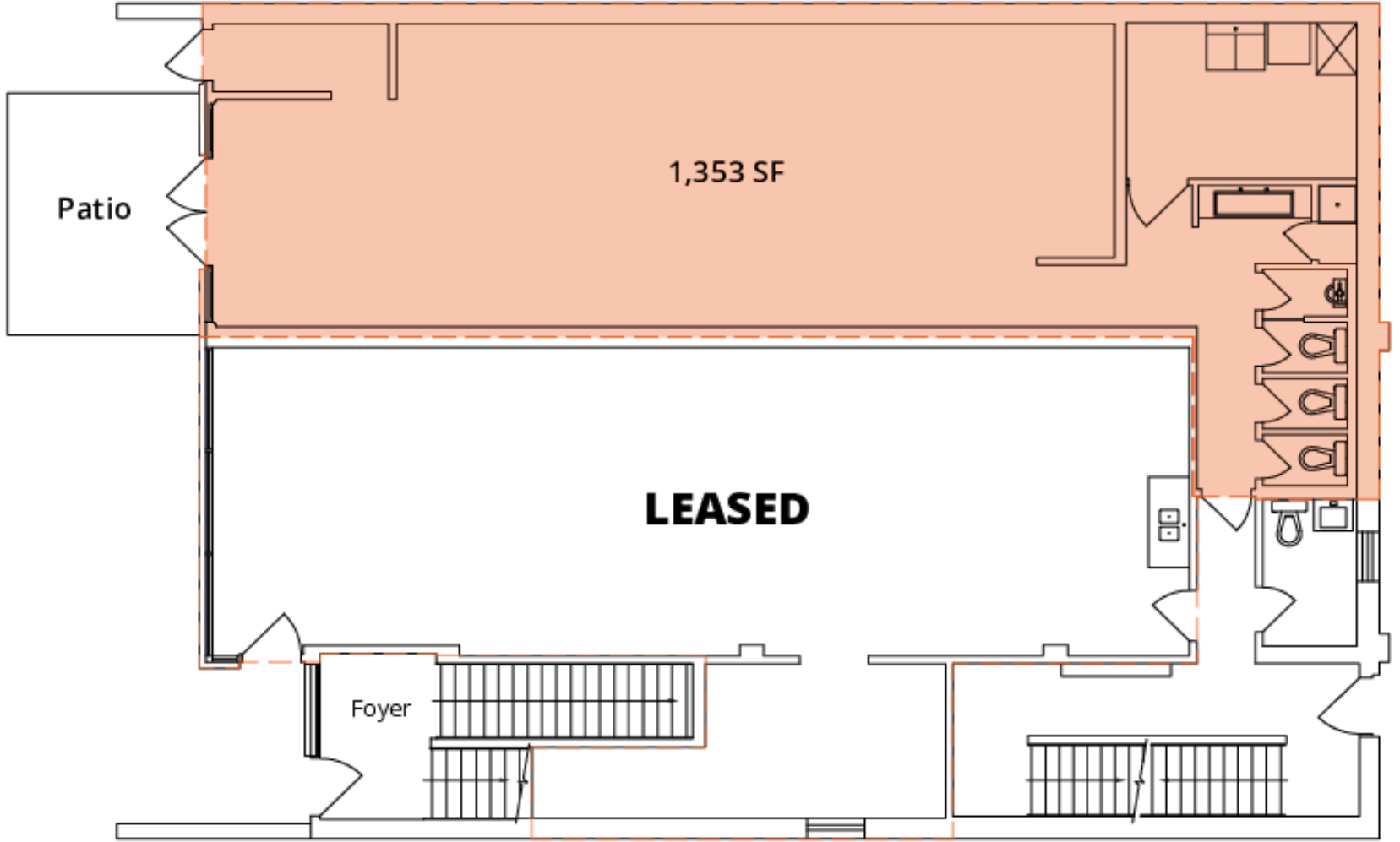


1,003 sf 746 sf 292 sf

Floor Plan | Lower Level



Floor Plans | Main Floor



Demographics (within 3 km)

121,855

Population estimate

272,539

Daytime population

\$136,288

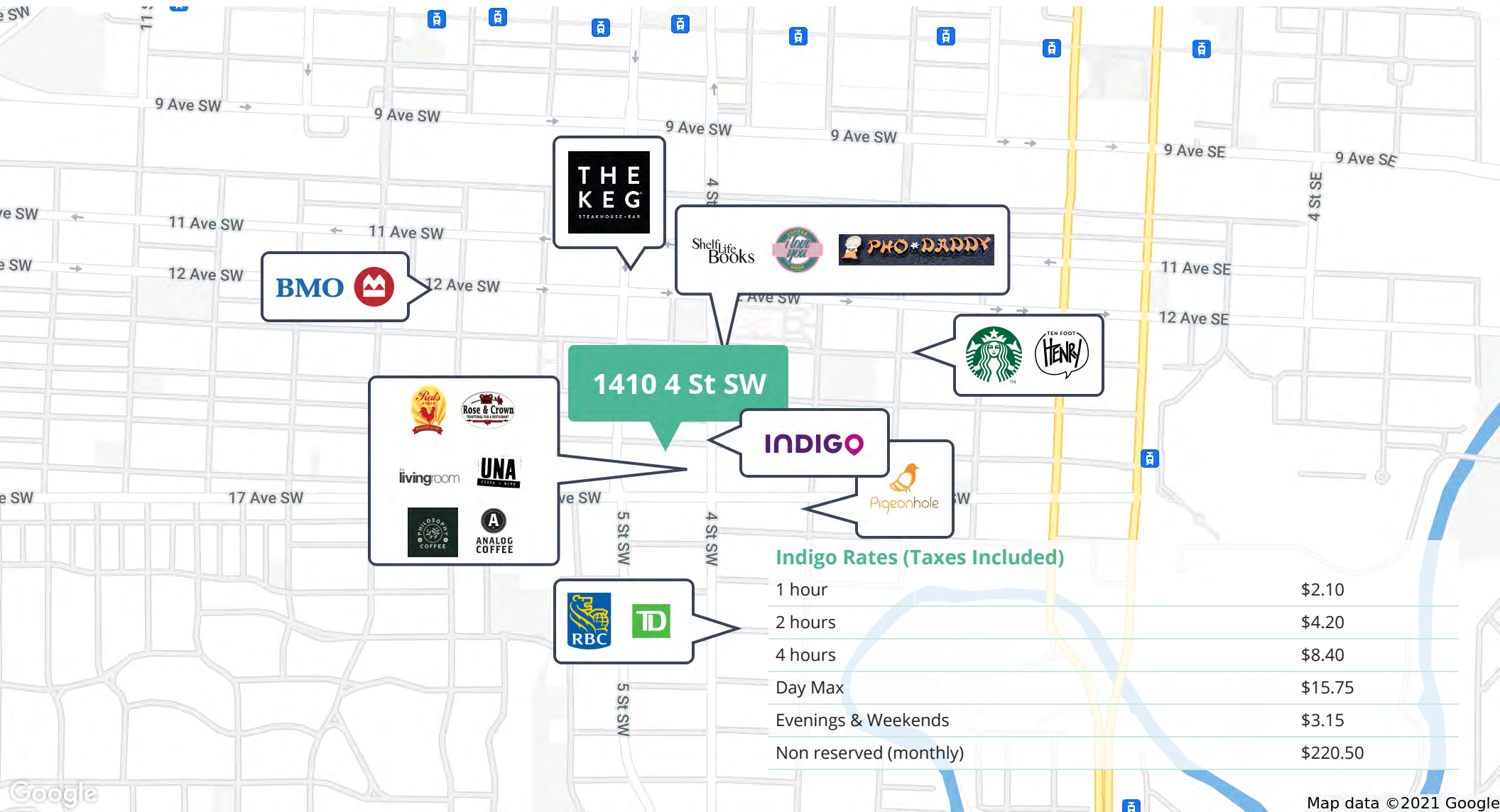
Average household
income

67,259

Total households

8,834

Total business



Indigo Rates (Taxes Included)

1 hour	\$2.10
2 hours	\$4.20
4 hours	\$8.40
Day Max	\$15.75
Evenings & Weekends	\$3.15
Non reserved (monthly)	\$220.50



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Let's talk.

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