



Retail space for lease

1238 1st Street SW
124 13th Avenue SW
120 13th Avenue SW
Calgary, AB

1,611 sq.ft. retail space
996 sq.ft. former bakery
3,166 sq.ft. retail space



Unit 105



Unit 112/113



Unit 116

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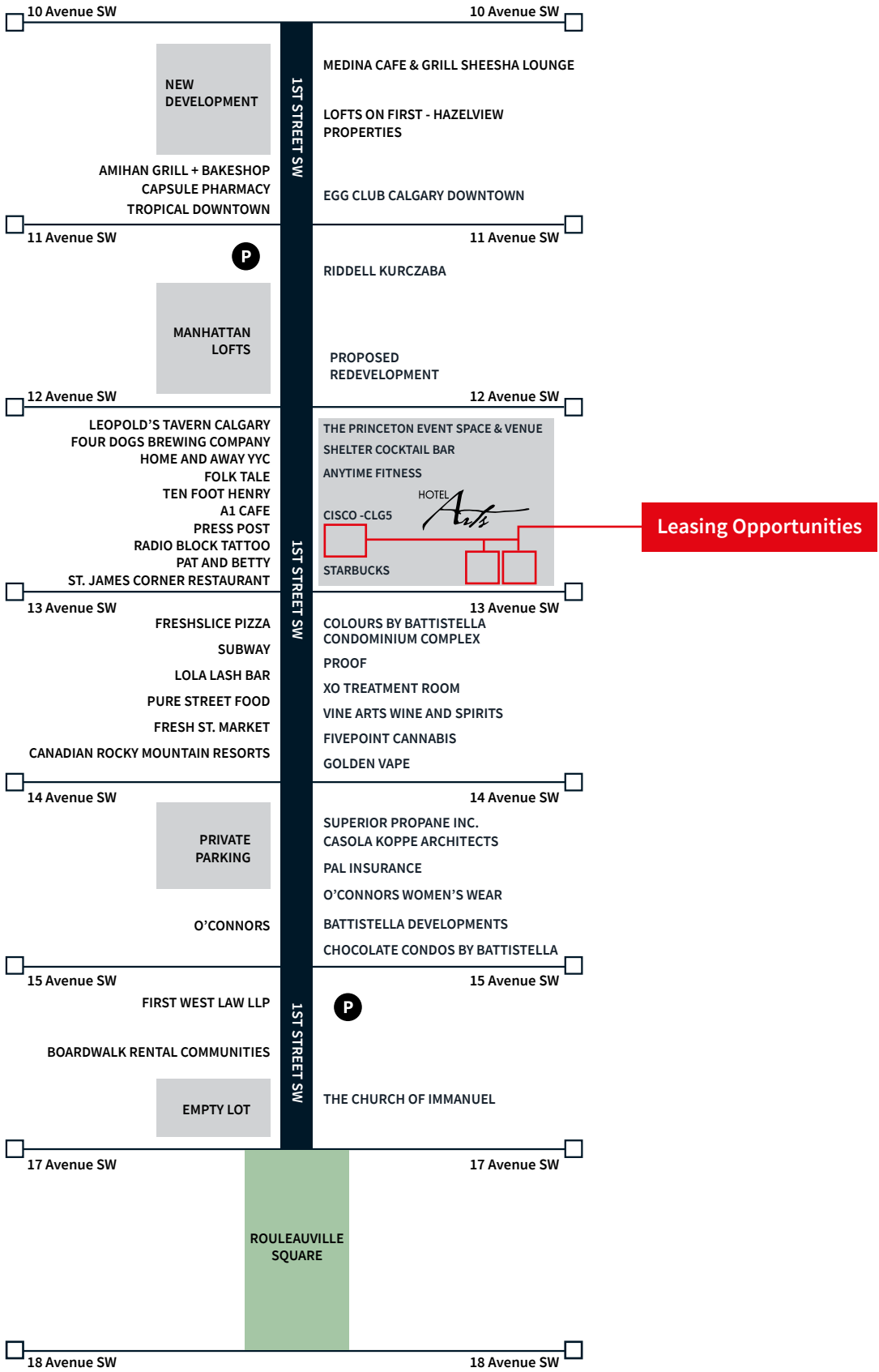
First Street SW: Calgary's Premier Downtown Retail Corridor

First Street SW is a key commercial corridor in Calgary's downtown core and Beltline district, home to a diverse mix of retailers ranging from national chains to local boutiques. The street benefits from excellent pedestrian traffic due to its proximity to major office towers, residential developments, and CTrain connections.

As the area transitions from the financial district to the more lifestyle-oriented Beltline, First Street SW offers retailers strong visibility and accessibility with prominent street-level exposure. Ongoing downtown densification and new mixed-use developments continue to enhance the area's walkability and retail viability throughout the day.



1st Street Retailers



Floor Plan Details:

- Top Section (Restrooms):** Three restrooms with dimensions 7'-3x10'-11", 6'-8x10'-11", and 6'-8x10'-11". Each contains a toilet, sink, and mirror.
- Top Right (Reception):** A reception area labeled "RECEPTION" with a counter and a person icon. Dimensions include 1'-4 1/2" and 7'-7".
- Middle Section (Restrooms and Corridor):**
 - Restroom 1: 8'-11" x 7'-6"
 - Restroom 2: 3'-9" x 7'-0 1/4"
 - Restroom 3: 8'-7" x 7'-2 3/4"
 - Restroom 4: 7'-2 3/4" x 6'-10 1/2"
 - Restroom 5: 6'-8x7'-10"
 - Restroom 6: 6'-8x7'-10"
- Bottom Section (Restrooms and Corridor):**
 - Restroom 7: 8'-6" x 6'-7"
 - Restroom 8: 8'-6" x 6'-7"
 - Restroom 9: 8'-6" x 6'-7"
 - Restroom 10: 8'-6" x 6'-7"
 - Restroom 11: 8'-6" x 6'-7"
 - Restroom 12: 8'-6" x 6'-7"
 - Restroom 13: 8'-6" x 6'-7"
 - Restroom 14: 8'-6" x 6'-7"
 - Restroom 15: 8'-6" x 6'-7"
 - Restroom 16: 8'-6" x 6'-7"
 - Restroom 17: 8'-6" x 6'-7"
 - Restroom 18: 8'-6" x 6'-7"
 - Restroom 19: 8'-6" x 6'-7"
 - Restroom 20: 8'-6" x 6'-7"
 - Restroom 21: 8'-6" x 6'-7"
 - Restroom 22: 8'-6" x 6'-7"
 - Restroom 23: 8'-6" x 6'-7"
 - Restroom 24: 8'-6" x 6'-7"
 - Restroom 25: 8'-6" x 6'-7"
 - Restroom 26: 8'-6" x 6'-7"
 - Restroom 27: 8'-6" x 6'-7"
 - Restroom 28: 8'-6" x 6'-7"
 - Restroom 29: 8'-6" x 6'-7"
 - Restroom 30: 8'-6" x 6'-7"
 - Restroom 31: 8'-6" x 6'-7"
 - Restroom 32: 8'-6" x 6'-7"
 - Restroom 33: 8'-6" x 6'-7"
 - Restroom 34: 8'-6" x 6'-7"
 - Restroom 35: 8'-6" x 6'-7"
 - Restroom 36: 8'-6" x 6'-7"
 - Restroom 37: 8'-6" x 6'-7"
 - Restroom 38: 8'-6" x 6'-7"
 - Restroom 39: 8'-6" x 6'-7"
 - Restroom 40: 8'-6" x 6'-7"
 - Restroom 41: 8'-6" x 6'-7"
 - Restroom 42: 8'-6" x 6'-7"
 - Restroom 43: 8'-6" x 6'-7"
 - Restroom 44: 8'-6" x 6'-7"
 - Restroom 45: 8'-6" x 6'-7"
 - Restroom 46: 8'-6" x 6'-7"
 - Restroom 47: 8'-6" x 6'-7"
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 - Restroom 80: 8'-6" x 6'-7"
 - Restroom 81: 8'-6" x 6'-7"
 - Restroom 82: 8'-6" x 6'-7"
 - Restroom 83: 8'-6" x 6'-7"
 - Restroom 84: 8'-6" x 6'-7"
 - Restroom 85: 8'-6" x 6'-7"
 - Restroom 86: 8'-6" x 6'-7"
 - Restroom 87: 8'-6" x 6'-7"
 - Restroom 88: 8'-6" x 6'-7"
 - Restroom 89: 8'-6" x 6'-7"
 - Restroom 90: 8'-6" x 6'-7"
 - Restroom 91: 8'-6" x 6'-7"
 - Restroom 92: 8'-6" x 6'-7"
 - Restroom 93: 8'-6" x 6'-7"
 - Restroom 94: 8'-6" x 6'-7"
 - Restroom 95: 8'-6" x 6'-7"
 - Restroom 96: 8'-6" x 6'-7"
 - Restroom 97: 8'-6" x 6'-7"
 - Restroom 98: 8'-6" x 6'-7"
 - Restroom 99: 8'-6" x 6'-7"
 - Restroom 100: 8'-6" x 6'-7"



Availability:
Immediate



This floor plan shows a small building with three main areas: a Washroom, a Kitchen, and a Foyer. The overall dimensions are 22'-5 3/4" wide by 13'-11" deep. The Washroom, located in the top-left corner, contains a toilet and a sink and has a total area of 15'-9". The Kitchen, situated to the right of the Washroom, has a total area of 11'-8". The Foyer, located at the bottom right, has a total area of 10'-5". The plan also shows a dashed line indicating a partition or wall in the Kitchen area and a door leading into the Foyer from the Kitchen.

Dimensions:

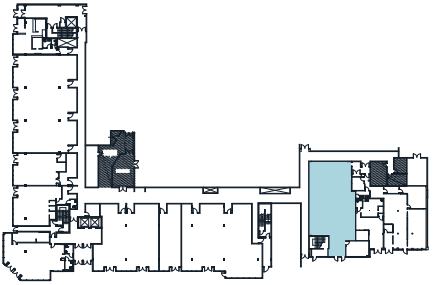
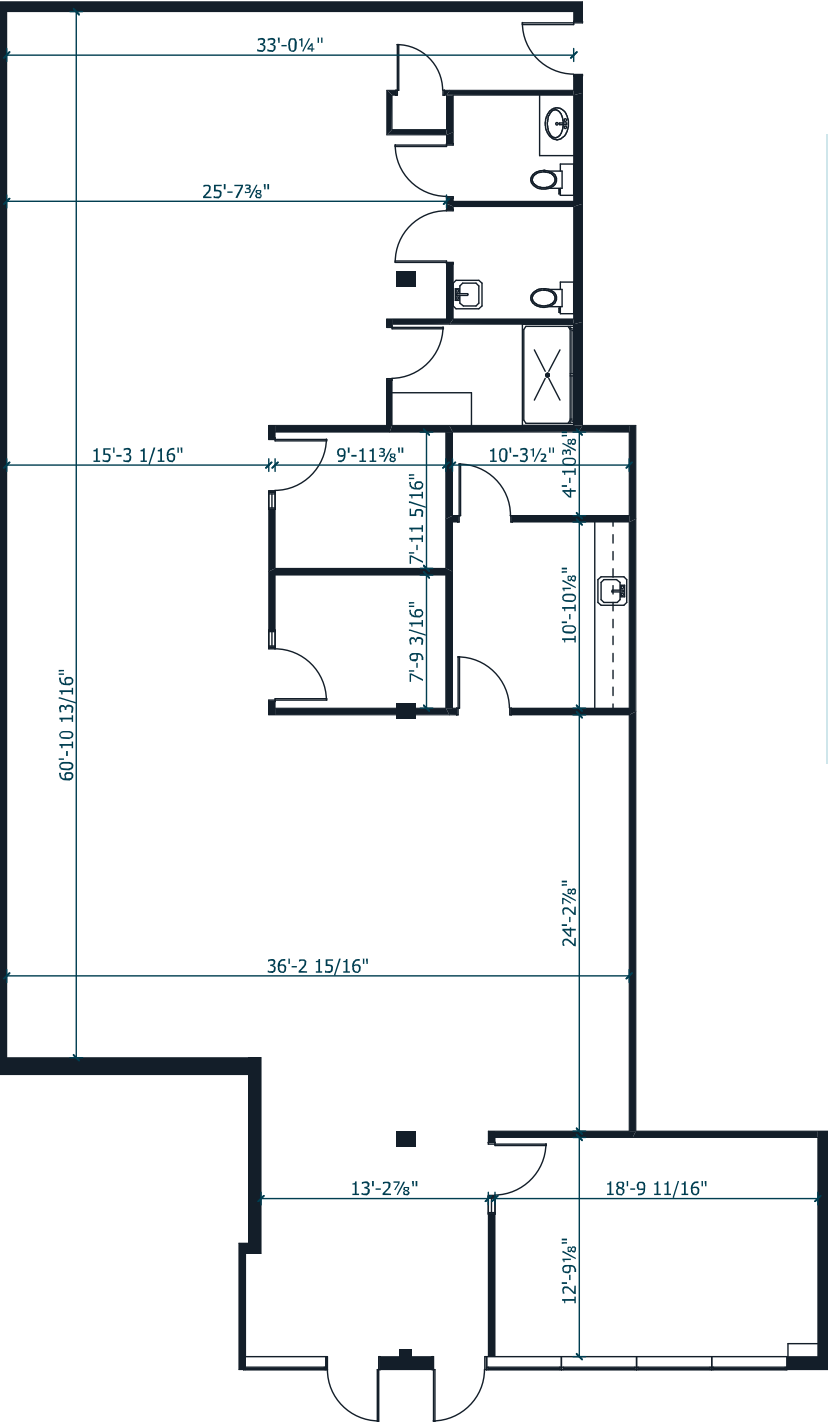
- Overall Width: 22'-5 3/4"
- Overall Depth: 13'-11"
- Washroom Width: 5'-2"
- Washroom Depth: 7'-5"
- Washroom Area: 15'-9"
- Washroom Fixtures: Toilet, Sink
- Washroom Partition: 1'-4" (width), 3'-0" (depth)
- Kitchen Width: 11'-8"
- Kitchen Depth: 9'-2"
- Kitchen Area: 11'-8"
- Foyer Width: 10'-5"
- Foyer Depth: 9'-7"
- Foyer Area: 10'-5"
- Partition Dimensions: 10'-9 3/4" (width), 9'-2" (depth)



Availability:
Immediate



Unit 112/113



Address	124 13th Ave SW
Size	3,166 SF
Minimum rent	call agent for details
Additional rent	\$16.52 PSF
Zoning	Commercial

Availability:
Immediate



Unit 116 - Interior



Unit 116 - Kitchen area

DEMOGRAPHICS	3 km	5 km
Population	145,354	251,774
Households	140,306	244,754
Avg. Household Income	\$176,049	\$185,383
Median Age	35.8	36.7

Source: Statistics Canada, 2026



Unit 116 - Entrance



Unit 112/113 - Boardroom; flexible for retail



Unit 112/113 - Office shown; flexible for retail

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