

For Lease

322 18 Avenue SW

Calgary, AB



Prime retail space available!

**AVISON
YOUNG**



Property Details

Address:	322 18 Avenue SW, Calgary, AB
Occupancy:	Immediate
Available:	2,508 sf
Parking:	Street parking
Rent:	Market
Zoning:	CCOR-1
Additional Rent:	\$23,000 annually + utilities

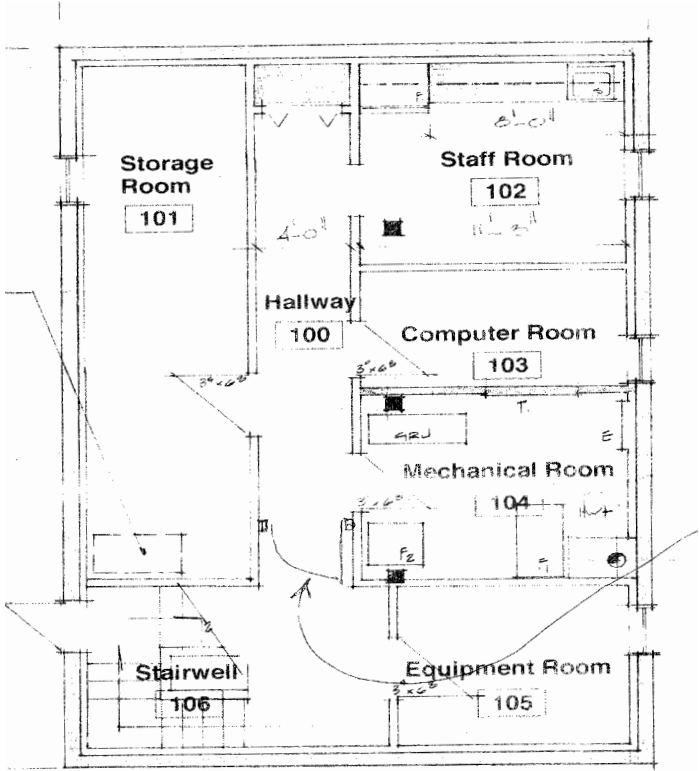
Highlights

A standalone three-story building, accompanied by a functional basement, graces a well-treed lot and resides on a highly accessible and pedestrian-friendly street.

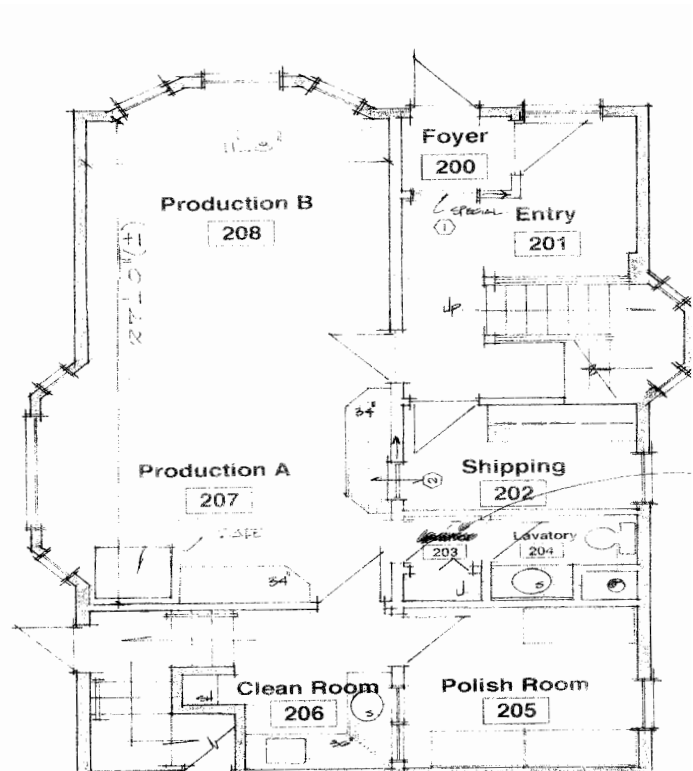
With over a century of history, this building exudes character and presents an ideal opportunity for your business or a collection of complementary enterprises.

16,000 vehicles per day along 17th Ave SW & 4th Street SW. and 14,000 vehicles per day along 18th Ave SW & 4th Street SW

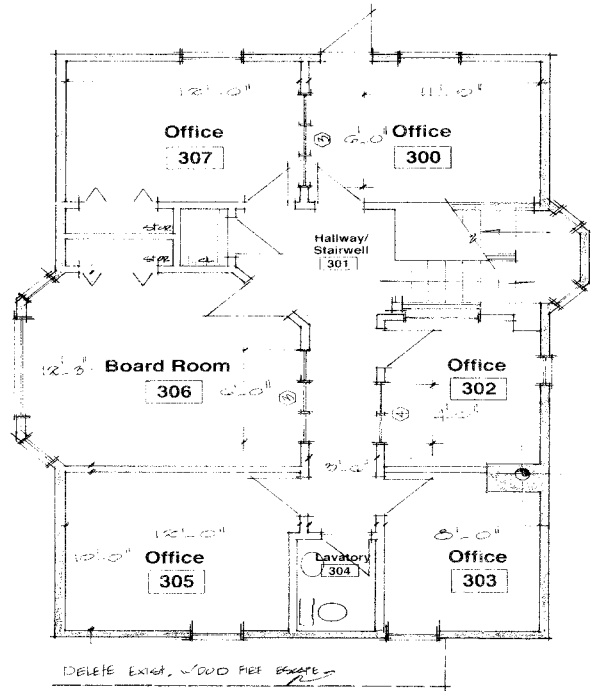
Floor Plan



Basement Floor Plan



Main Floor Plan



Second Floor Plan

- Leased
- Under Offer
- Available
- Conditionally Leased

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Trade Area Demographics

Within 5km



453,581

Daytime Population



222,400

Population



\$152,974

Average Household Income

Get more info.

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