

RETAIL / OFFICE MIXED-USE INVESTMENT OPPORTUNITY

1211 14 Street SW

8 Tenants | 11,149 Square Feet on 0.40 Acre Site



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.



The Opportunity

1211 14 Street SW presents a rare opportunity to acquire a stable, mixed-use retail and office investment in one of Calgary's most dynamic inner-city corridors. Positioned along the high-traffic 14 Street SW commercial strip, the property benefits from exceptional visibility, walkability, and access to a dense and growing residential population.

This 11,149 sq. ft. two-storey asset features a diverse mix of eight tenants, including food & beverage, retail services, personal care, and professional office users. With staggered lease expiries extending through 2030, the property provides predictable income stability and built-in rental growth across several tenancies. The surrounding Beltline neighbourhood is one of Canada's most populated urban districts and supports strong pedestrian volumes, daytime commercial activity, and year-round consumer demand.

For investors seeking long-term income security, diversified tenancy, and exposure to one of Calgary's most sought-after urban retail nodes, 1211 14 Street SW represents an attractive and strong offering.

For more info,
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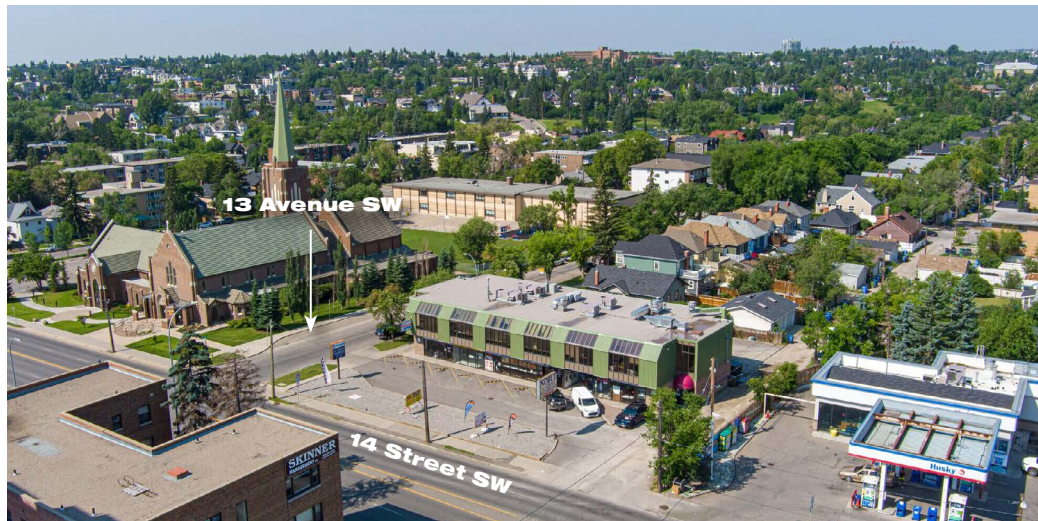
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PROPERTY HIGHLIGHT

- » **Mixed-Use Income Stability:** Diversified tenant mix including restaurant, retail services, tattoo studio, insurance office, and beauty tenants.
- » **Staggered Lease Expiries:** Stable multi-tenant income stream with staggered lease expiries through 2030, supporting sustained, predictable cash flow.
- » **Prime Beltline Location:** Situated along 14 Street SW, a major north-south arterial connecting Downtown, the Beltline, and nearby residential communities of Sunalta, Bankview and Lower Mount Royal.
- » **High-Traffic Urban Corridor:** Prominent street-front exposure with strong vehicle counts and continuous pedestrian activity from surrounding multi-family buildings.

PROPERTY DETAILS

| | |
|------------------------------------|-----------------------------------|
| MUNICIPAL ADDRESS | 1211 14 Street SW |
| LEGAL ADDRESS | Plan; 5380V, Block;205, Lot;18-23 |
| LAND USE ZONE | C-COR1 |
| SITE AREA | 0.40 Acre |
| BUILDING SIZE | ±11,149 SF |
| WALT (WEIGHTED AVERAGE LEASE TERM) | 3.2 Years |
| ESTIMATED NOI | \$174,690.96 Per Year |
| PROPERTY TAX | \$72,034.38 |
| LISTING PRICE | \$3,300,000 |

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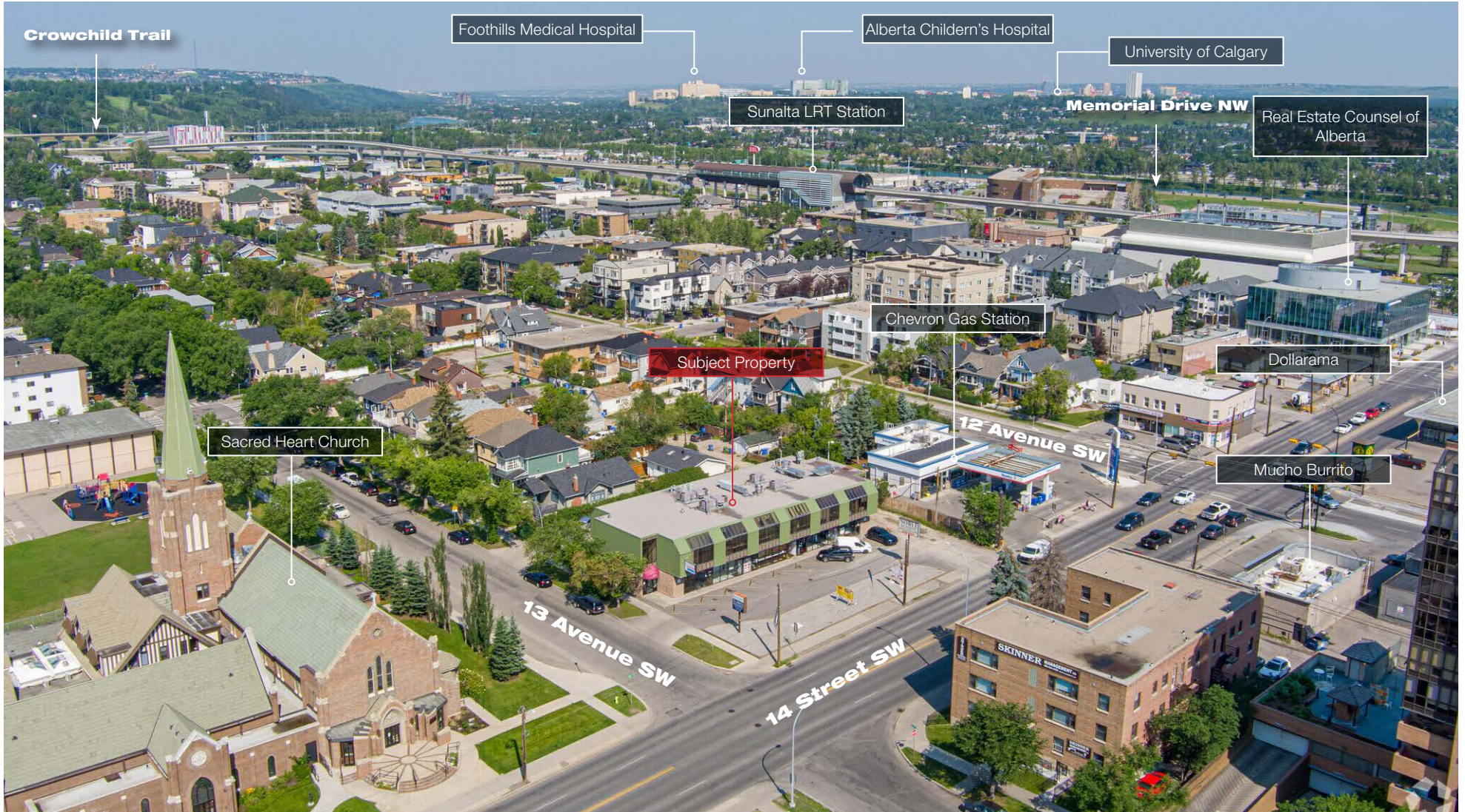


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PROPERTY LOCATION



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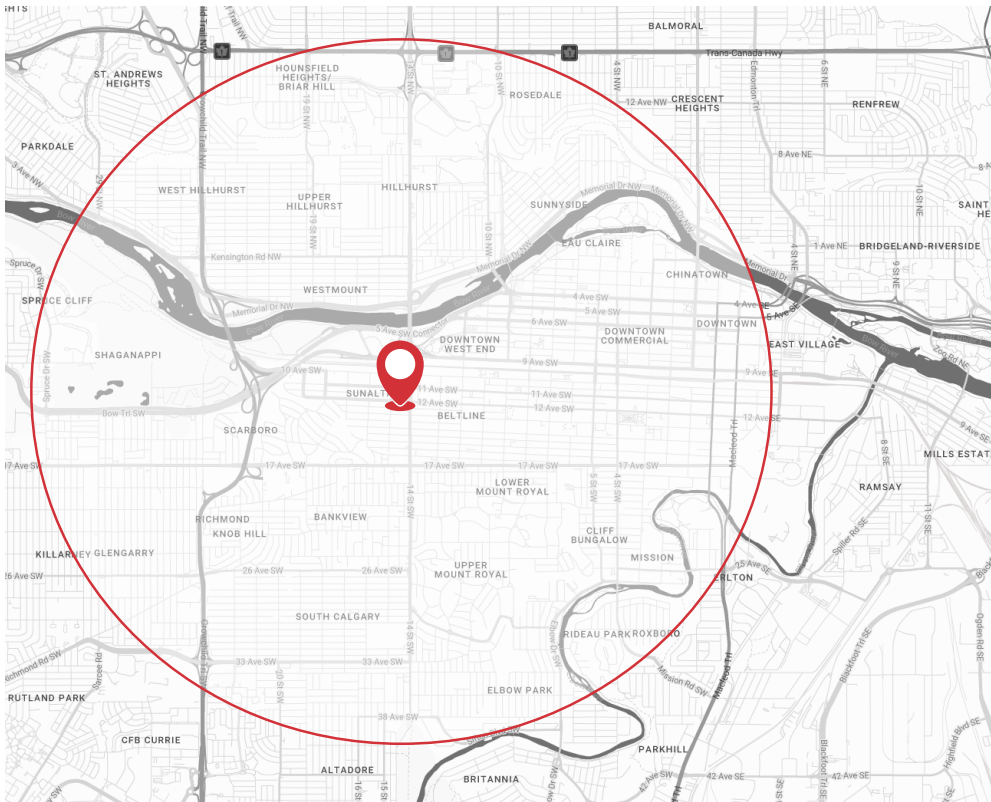


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DEMOGRAPHICS & ACCESSIBILITY

The Beltline is one of Calgary's most densely populated and fastest-growing urban neighbourhoods, home to 18,112 residents within just 1.61 km², resulting in an exceptional density of 11,250 people per km²—a key driver of steady pedestrian traffic and strong demand for retail and services. With a median age of 36.4 years, the area attracts young professionals who support vibrant commercial activity, while the broader Calgary population continues to expand, reaching approximately 1.6 million residents in 2025.

Calgary's diverse population contributes to the Beltline's dynamic cultural and consumer landscape. High household incomes, strong employment fundamentals, and ongoing urban residential growth further reinforce the Beltline as one of Calgary's most resilient and desirable inner-city trade areas.



98
WALK SCORE
(WALKER'S PARADISE)



70
TRANSIT SCORE
(EXCELLENT TRANSIT)



246,250
POPULATION
(WITHIN 5KM)



250,070
DAYTIME EMPLOYEES
(WITHIN 5KM)



\$144,425
AVERAGE HOUSEHOLD INCOME
(WITHIN 5KM)



+2.7%
5-YEAR POPULATION GROWTH
(WITHIN 5KM)

~8,000-21,000 VEHICLES PER DAY
(14 STREET SW, 12 AVENUE SW)

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