

A wide-angle photograph of the interior of Gulf Canada Square, a multi-level shopping mall. The image shows a modern design with white walls, large glass railings, and a prominent wooden staircase with curved steps. People are seen walking on the upper levels, and a small seating area with orange chairs and a table is visible on the lower level. The lighting is bright and even.

RETAIL SPACE FOR LEASE

GULF CANADA SQUARE

401 9 Avenue SW, Calgary, Alberta

Retail Availability:

Unit 207K - 352 SF

Unit 242 - 692 SF

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com

TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

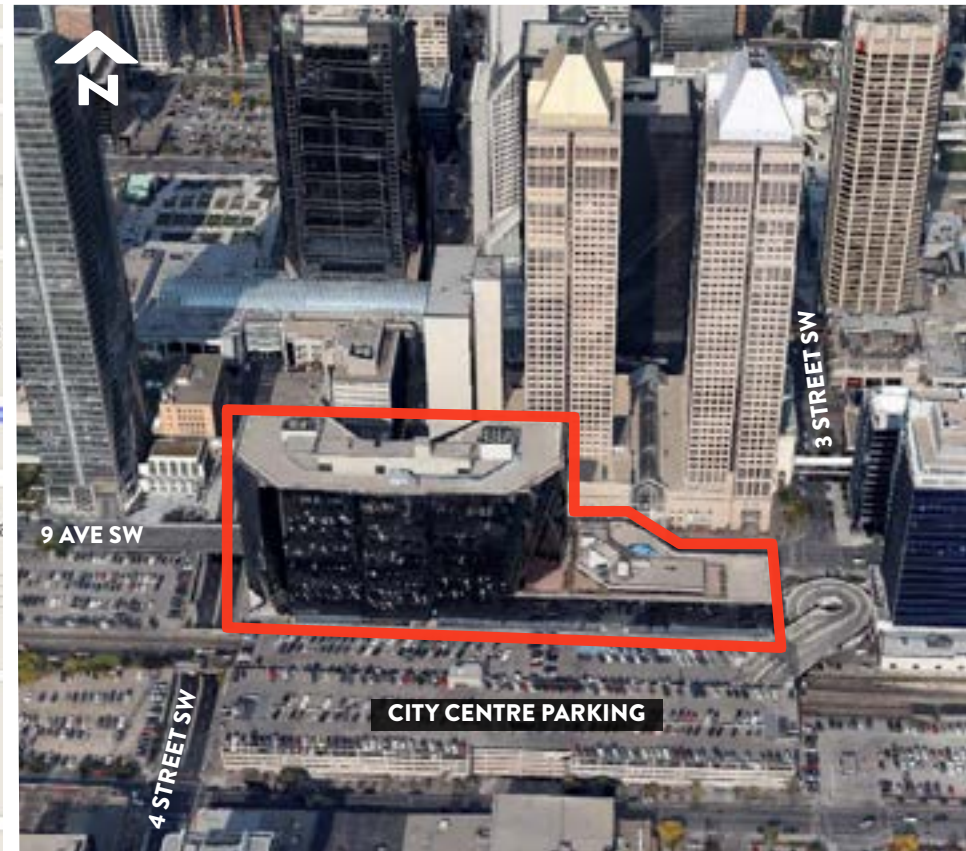
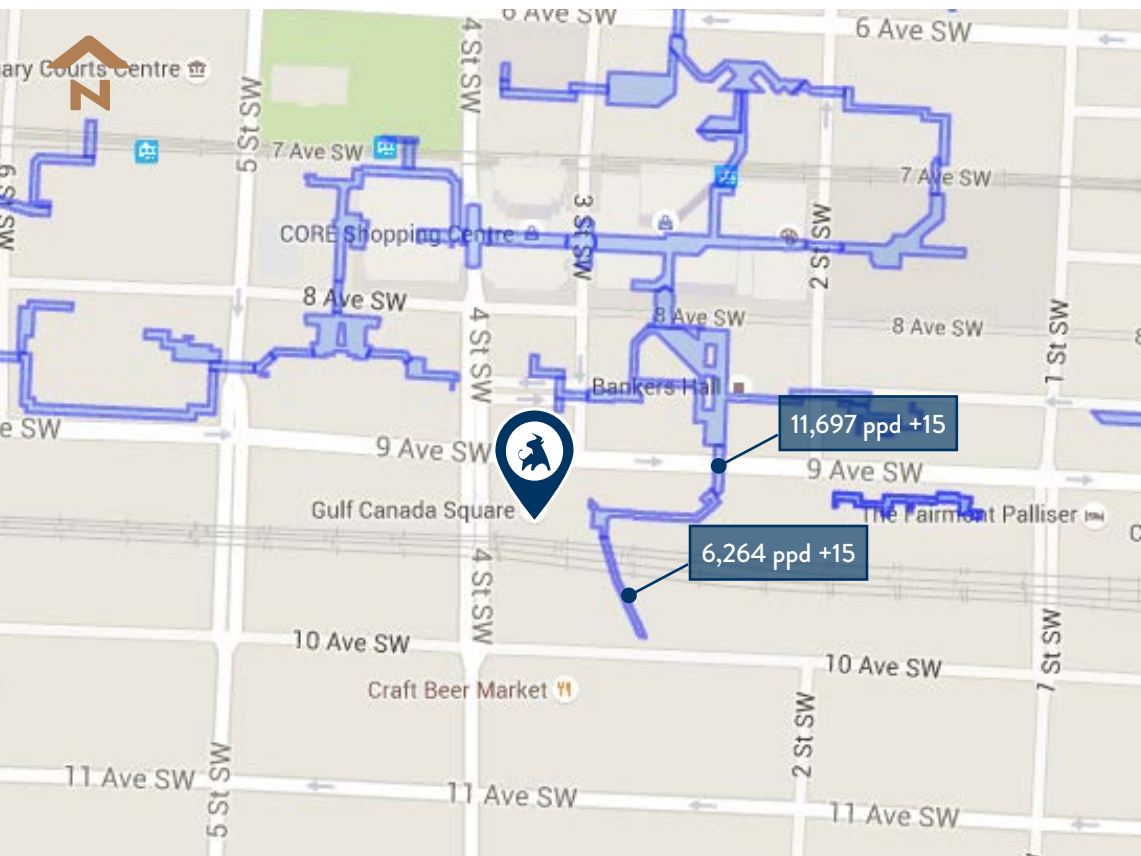
- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Recently renovated exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, Garbanzo's, LifeMark, Method Dental



ABOUT

LOCATION HIGHLIGHTS

- Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- Plus 15 connection to Penn West Plaza and Bankers Hall
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily



COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980
300M Radius: 1,301
Calgary (2025): 1,688,000



DAYTIME POPULATION

Downtown: 110,062
300M Radius: 15,658



AVERAGE AGE

Downtown: 41.0
300M Radius: 34.3
Calgary (2025): 38.9



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1,125,780 sq ft
Retail Size: 64,104 sq ft

LANDLORD

GWL Realty Advisors

ZONING

DC (Direct Control)

PARKING

1,530 stalls (Attached Parkade)

MUNICIPAL ADDRESS

401 9 Avenue SW, Calgary, Alberta

YEAR BUILT

1978

LEGAL DESCRIPTION

Plan: 9211836
Block: 16
Lot: 2



ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 14.01 PSF
Property Tax	\$ 1.26 PSF
Total	\$ 15.27 PSF

FOOD COURT COSTS

Food Court Operating Cost	\$ 35.53 PSF
Property Tax	\$ 1.26 PSF
Total	\$ 36.79 PSF

Premises Utilities	Separately Metered
Management Fee	Included

TENANTS

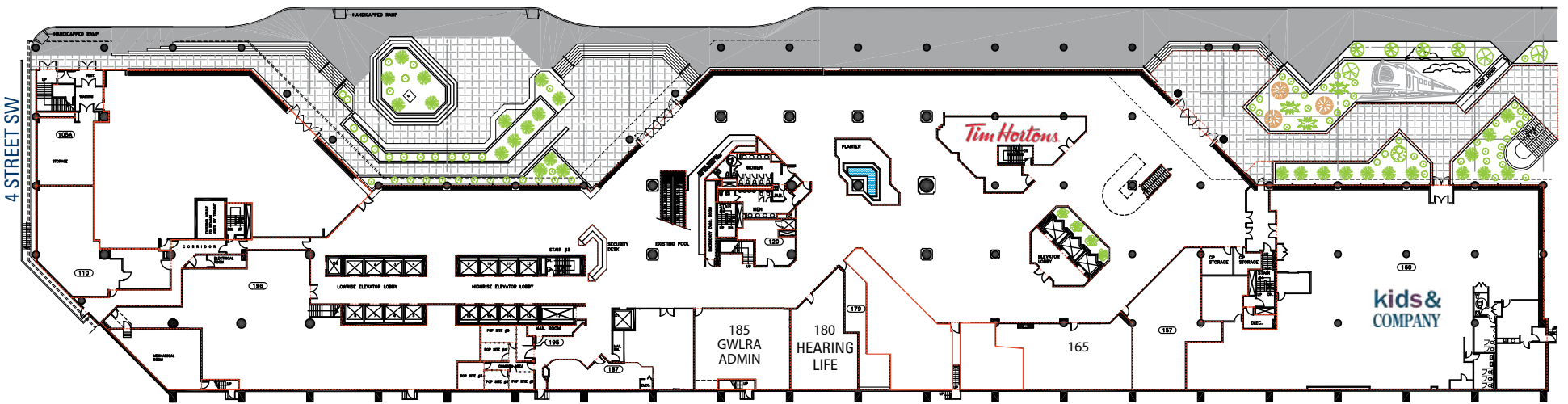
Tim Hortons

ALFORNO
BAKERY & CAFE

servus
credit union

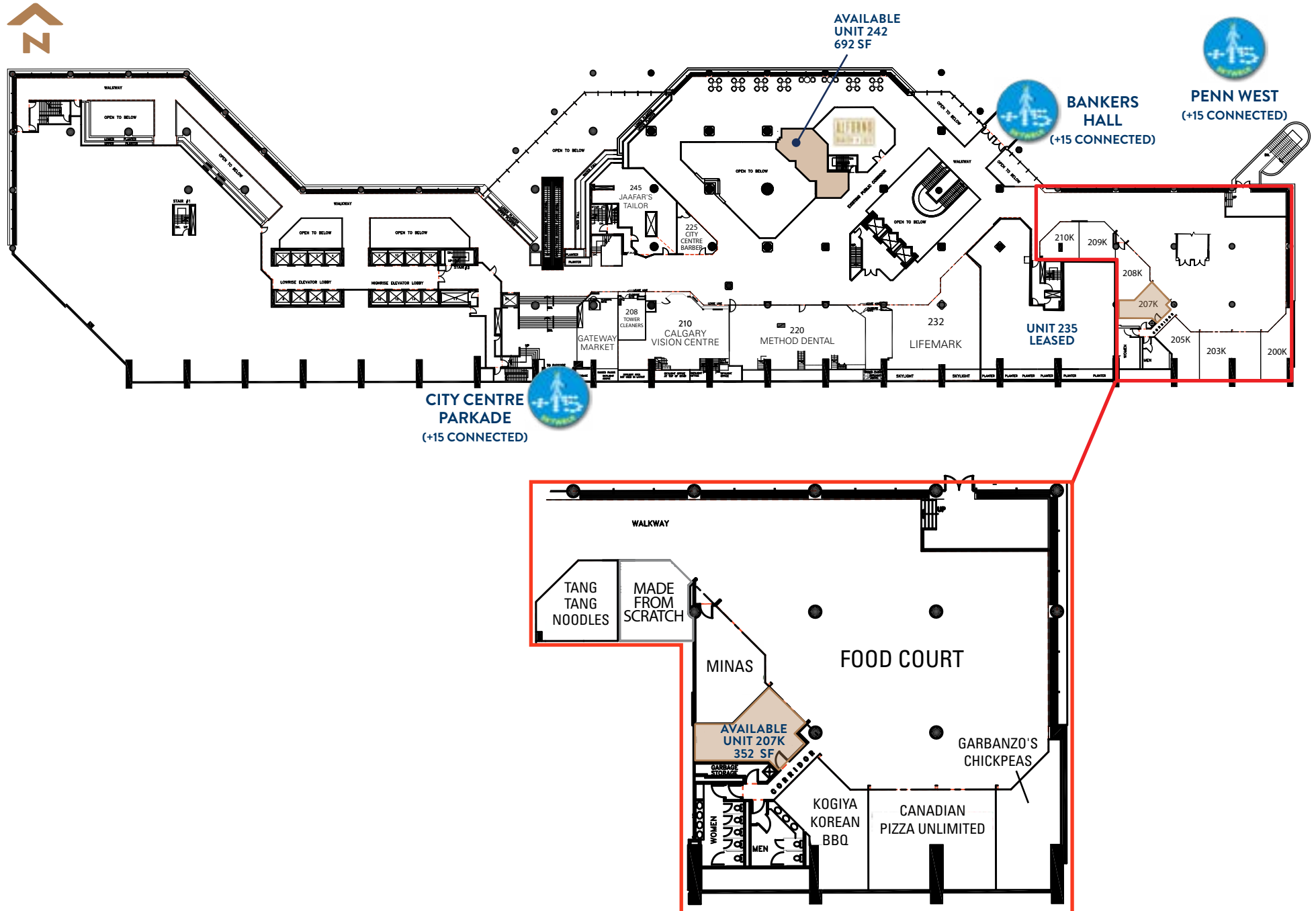
kids &
COMPANY

4 STREET SW



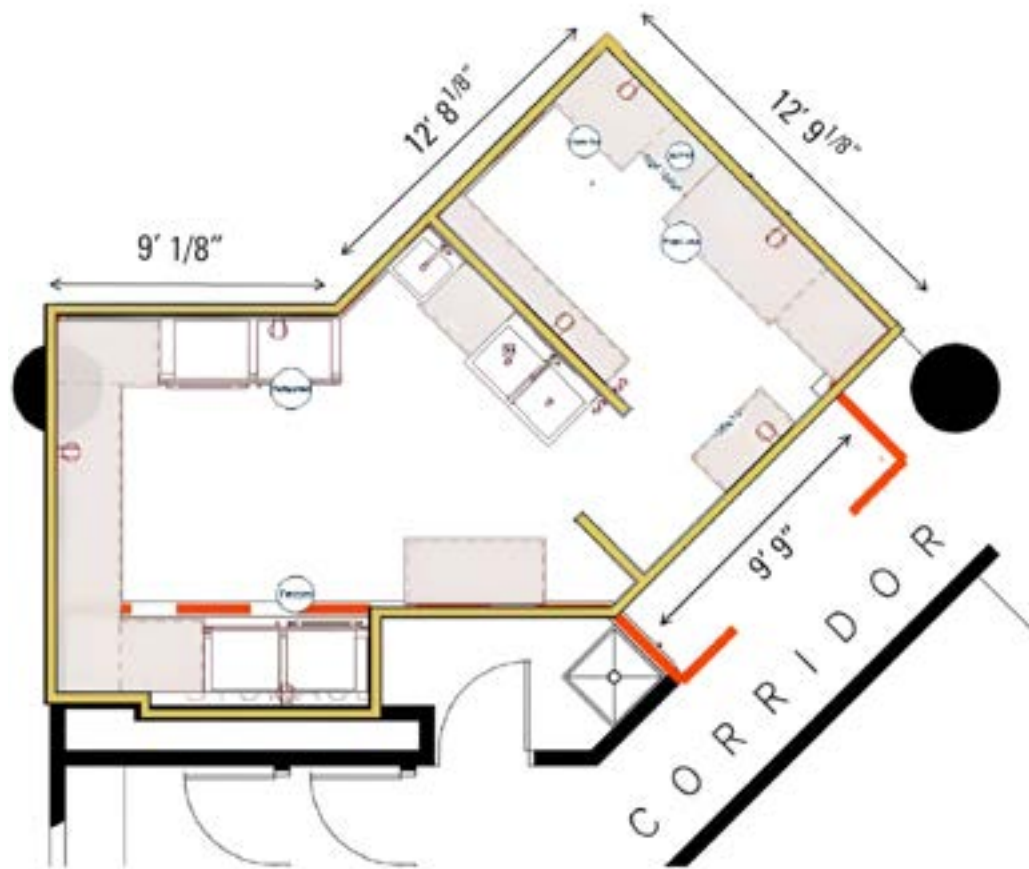
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PLUS 15



UNIT PLAN

UNIT #207K



UNIT

207K

RETAIL AREA

352 Square Feet

CEILING HEIGHT

Front: 10' ; Rear: 9'6"

POWER

600V

HVAC

450 CFM Transfer Air Fan

ECOLOGY UNIT

No

WATER

1" Line

GAS

1" Line

SEWER

3" Line with Grease Trap

LOADING

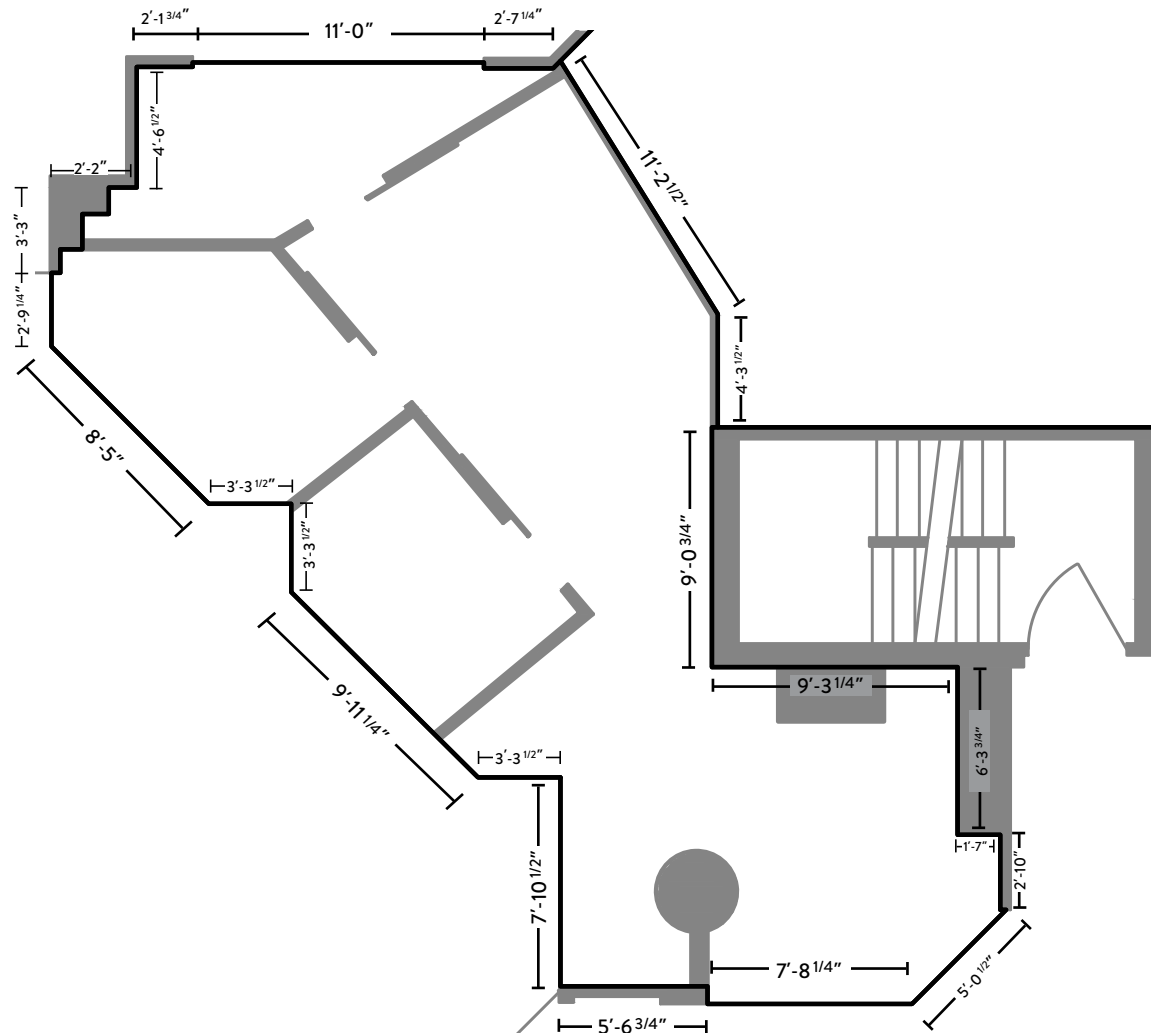
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #242



UNIT

242

RETAIL AREA

692 Square Feet

CEILING HEIGHT

9'10"

POWER

60A, 600V

HVAC

~2 Ton

WATER

No

GAS

No

SEWER

No

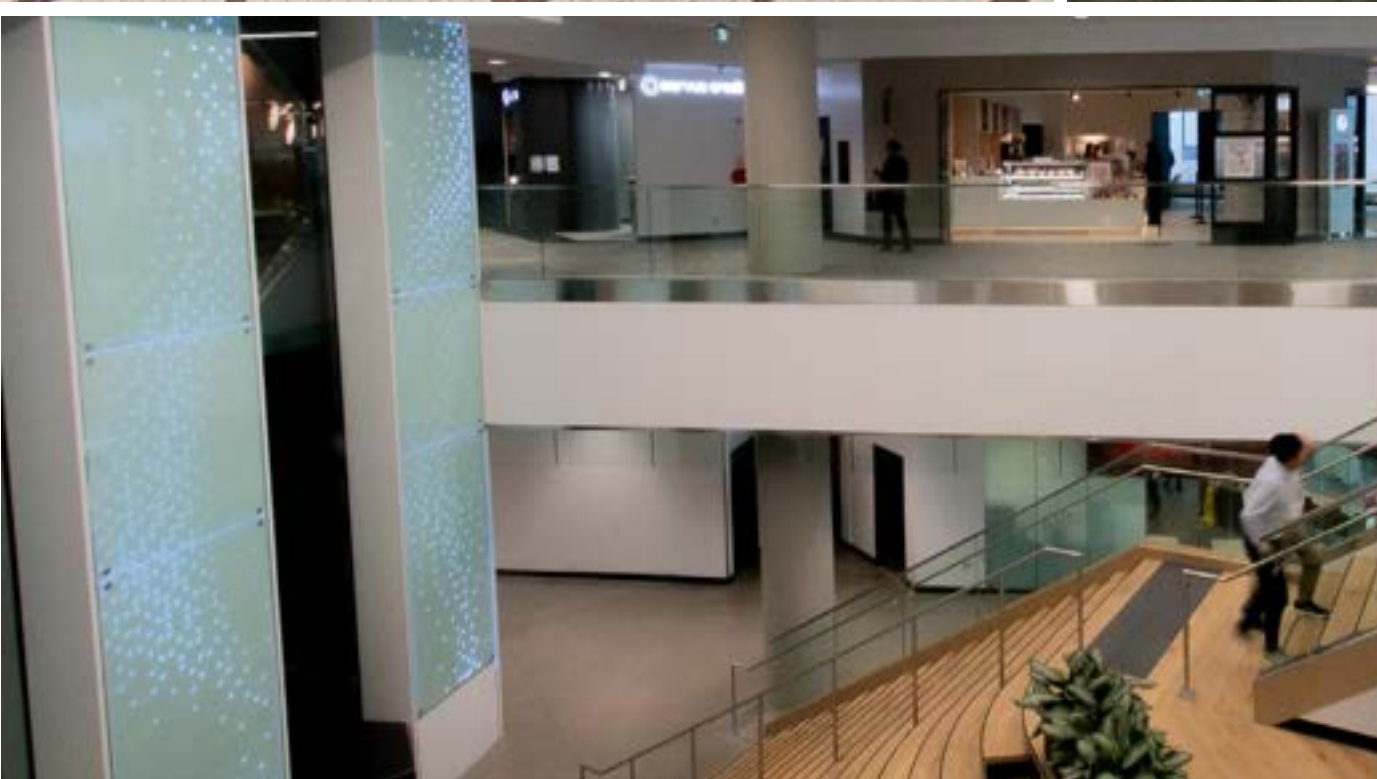
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Freight Elevator

STORAGE

Available for Lease

RECENT DEVELOPMENTS



ADDITIONAL PHOTOS



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



hwietzel@taurusgroup.com

ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

