



JR

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

RETAIL SPACE  
**FOR SALE**

ERA — 151 4<sup>TH</sup> STREET NE CALGARY,  
ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071



## PROPERTY INFORMATION

|  |  |                                       |  |
|--|--|---------------------------------------|--|
| <b>LOCATION</b><br>ERA — 151 4 <sup>TH</sup> STREET NE                                 | <b>TOTAL SQ. FT. OF OPPORTUNITY</b><br>1,420 SQ. FT.       | <b>TAXES</b><br>TBD                   | <b>ZONING</b><br>DIRECT CONTROL<br>9D2015 FOLLOWING<br>COMMERCIAL —<br>CORRIDOR I (C-CORI)<br>GUIDELINES |
| <b>AVAILABLE FOR SALE</b><br>MAIN FLOOR STRATA<br>CRU #1: 1,894 SQ. FT.<br><b>SOLD</b> | <b>AVAILABLE</b><br>IMMEDIATELY                            | <b>CEILING HEIGHT</b><br>11 FT. CLEAR | <b>PARKING</b><br>2 TITLE STALLS PER CRU.<br>22 VISITOR STALLS<br>BELOW GRADE.                           |
| CRU #2: 1,420 SQ. FT.<br>CRU #3: 1,356 SQ. FT.<br><b>SOLD</b>                          | <b>ASKING PRICE</b><br>\$500.00 / SQ. FT.                  | <b>POWER</b><br>CRU #2: 100 A         |  |
|  | <b>ESTIMATED CONDO FEES</b><br>\$ 11.12 / SQ. FT. PER YEAR |                                       |  |

## DEMOGRAPHICS

|                           | 2KM       | 3KM       | 5KM       |
|---------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>         |           |           |           |
| 2022                      | 52,271    | 107,851   | 196,899   |
| 2027                      | 57,553    | 118,543   | 216,554   |
| <b>GROWTH</b>             |           |           |           |
| 2022 - 2027               | 2.0%      | 2.0%      | 2.0%      |
| <b>AVERAGE INCOME</b>     |           |           |           |
| 2022                      | \$116,631 | \$117,842 | \$132,084 |
| <b>MEDIAN AGE OF POP.</b> |           |           |           |
| 2022                      | 38.0      | 37.3      | 37.6      |

## TRAFFIC COUNTS

4<sup>TH</sup> AVENUE FLYOVER AND EDMONTON TRAIL NE:  
31,000 VEHICLES / DAY

4<sup>TH</sup> STREET NE AND MEREDITH ROAD SE:  
16,000 VEHICLES / DAY

4<sup>TH</sup> STREET NE:  
11,000 VEHICLES / DAY



## GENERAL INFORMATION

SITUATED ON THE BORDER OF THE HIGHLY DESIRABLE COMMUNITIES OF CRESCENT HEIGHTS AND BRIDGELAND POSITIONED AT THE BASE OF COMPLETELY SOLD OUT 220 UNIT RESIDENTIAL CONDOMINIUM PROJECT.

THE OPPORTUNITY PRESENTS PHENOMENAL MAIN FLOOR PRESENCE TO 4<sup>TH</sup> STREET NE WITH HIGH PROFILE END CAPS MAXIMIZING LIGHT AND EXPOSURE, FRONTING 1<sup>ST</sup> AVENUE NE AND MARSH ROAD NE RESPECTIVELY.

IMMEDIATELY ADJACENT TO A WELL-ESTABLISHED COMMERCIAL AND RESIDENTIAL NODE OF MEDIUM TO HIGH DENSITY RESIDENTIAL AND AWARD-WINNING RESTAURANTS AND POPULAR RETAIL SERVICES.

⌘  
CITY PLAN

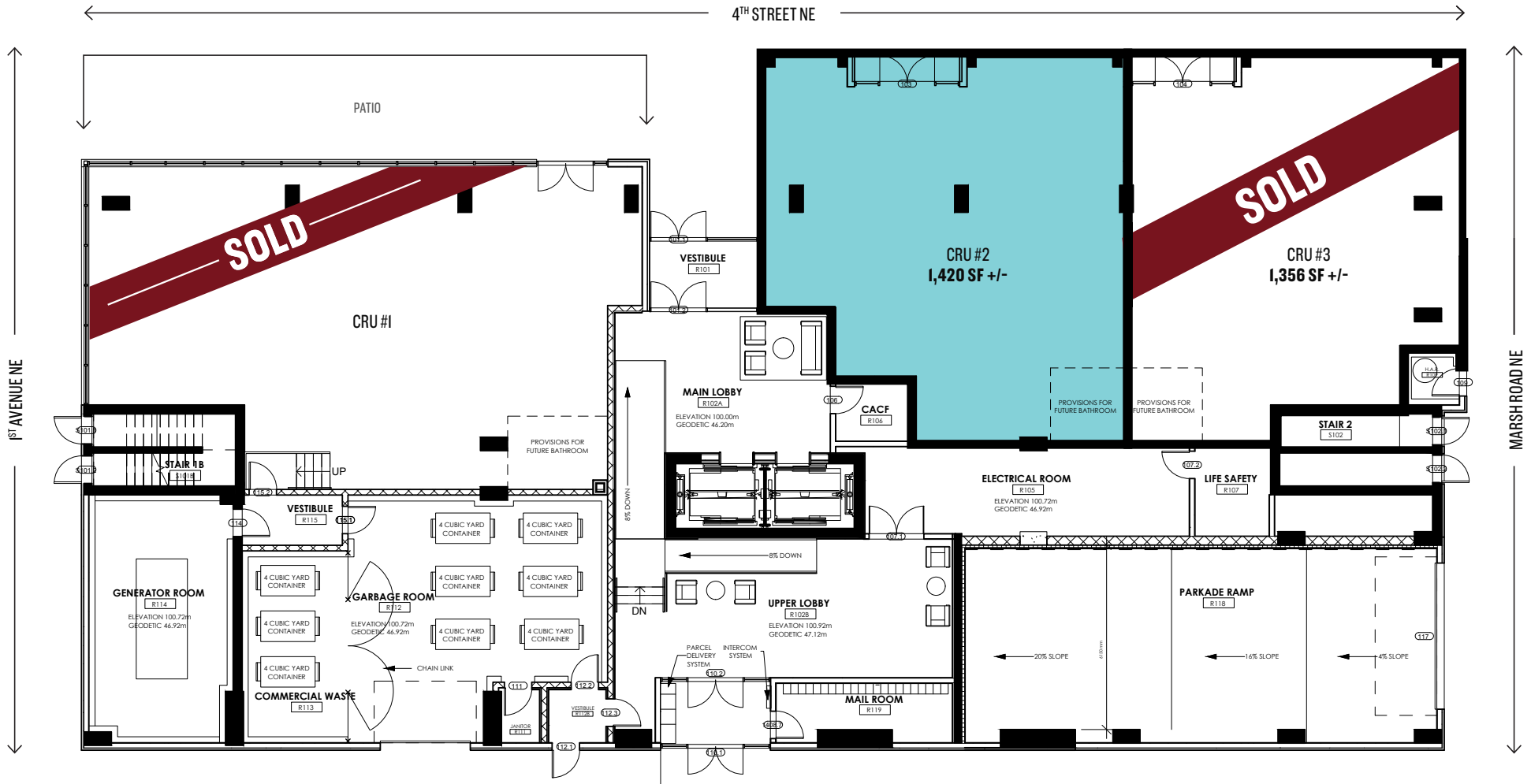
VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER  
jeff@jrmercantile.com  
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE  
alex@jrmercantile.com  
403.770.3071 ext 204

**FLOOR PLAN**



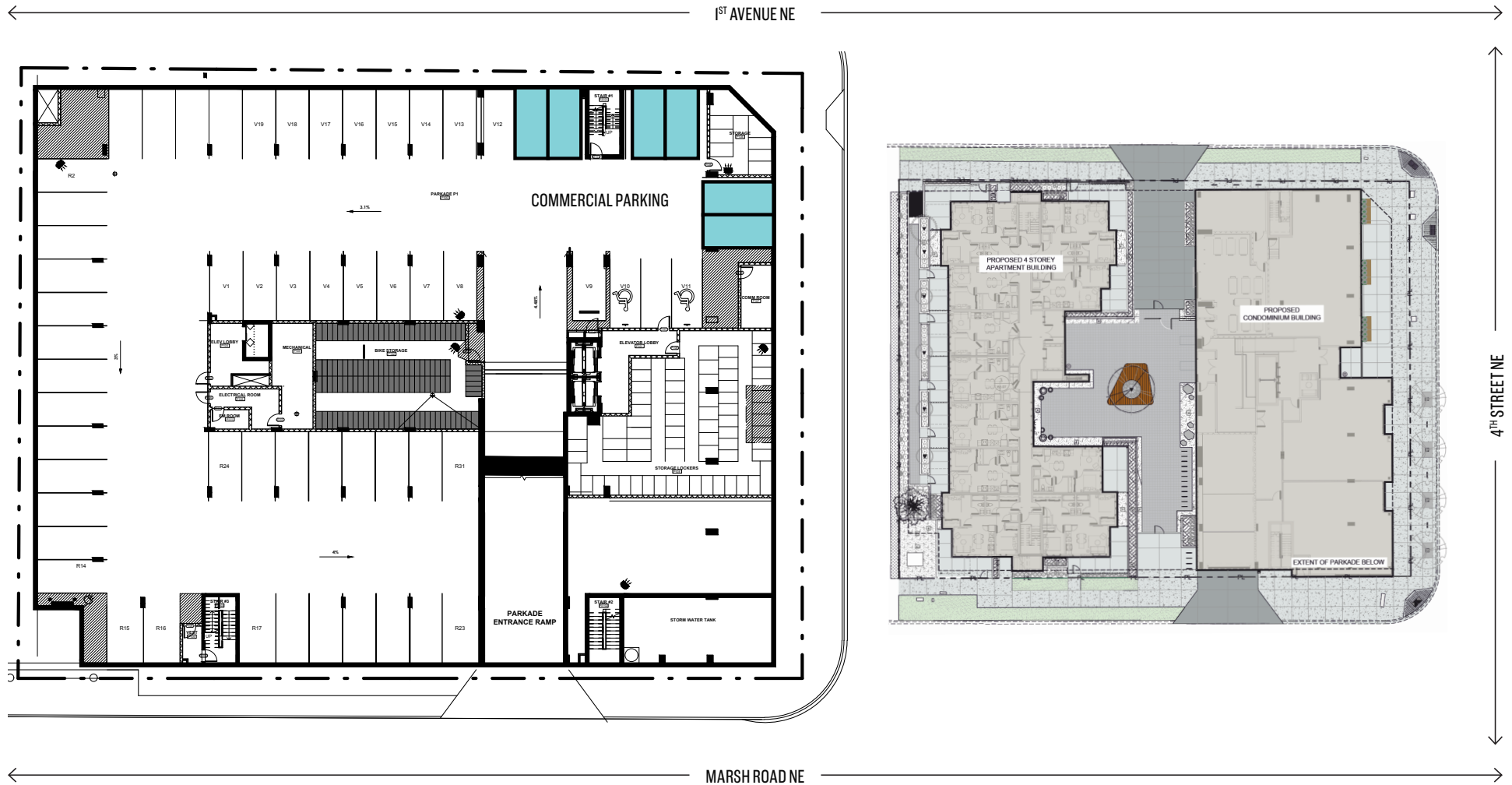
VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER  
jeff@jrmercantile.com  
403.770.3071 ext 200

**ALEX MORRISON** ASSOCIATE  
alex@jrmercantile.com  
403.770.3071 ext 204

**PARKING PLAN + SITE PLAN**



VISIT US  
 202, 7710 5<sup>TH</sup> STREET SE  
 CALGARY, ALBERTA T2H 2L9

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER  
 jeff@jrmercantile.com  
 403.770.3071 ext 200

**ALEX MORRISON** ASSOCIATE  
 alex@jrmercantile.com  
 403.770.3071 ext 204



## ABOUT



### ABOUT MINTO COMMUNITIES

SINCE OUR HUMBLE BEGINNINGS IN 1955, MINTO GROUP HAS SUCCESSFULLY BUILT A FULLY INTEGRATED REAL ESTATE COMPANY OFFERING NEW HOMES AND CONDOS, RENTALS, FURNISHED SUITES, PROPERTY AND INVESTMENT MANAGEMENT.

WITH EXPERTISE IN HOME BUILDING, CONSTRUCTION, PROPERTY AND INVESTMENT MANAGEMENT, WE'VE BUILT OVER 95,800 HOMES, MANAGE 14,600 RENTAL UNITS AND CARRY 2.4 MILLION SQUARE FEET OF COMMERCIAL SPACE. OUR INVESTMENT MANAGEMENT PORTFOLIO SPANS \$4.1 BILLION (AS AT JANUARY, 2022).

WITH OVER 1,370 EMPLOYEES IN CANADA AND THE SOUTHERN USA, WE PROUDLY BUILD BETTER PLACES FOR PEOPLE TO LIVE, WORK AND PLAY, ONE HOME AND ONE RELATIONSHIP AT A TIME. TO US, IT'S ALL ABOUT SPECIAL MOMENTS – LIKE THE THRILL OF A NEW APARTMENT, THE PRIDE IN OWNING A FIRST HOME, OR A GROWING INVESTMENT PARTNERSHIP.



### ABOUT JR MERCANTILE REAL ESTATE ADVISORS

JR MERCANTILE REAL ESTATE ADVISORS INC. IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY.

PEOPLE KNOW US AS CALGARY INNER-CITY AND MIXED-USE EXPERTS. WE ADVISE TENANTS, BUILDING OWNERS AND LAND DEVELOPERS ON MAXIMIZING ASSET VALUE BY BRINGING PROPERTIES TO LIFE.

WE SPECIALIZE IN THE RETAIL ENVIRONMENT WITH A FOCUS ON RESTAURANTS, MEDICAL AND HEALTH SERVICES REPRESENTATION. YOU CHOOSE JR MERCANTILE WHEN YOU WANT SOUND ADVICE, CREATIVE SOLUTIONS AND DEDICATED ATTENTION.



ERA BUILDING – 123 4<sup>TH</sup> STREET NE

VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

[jrmercantile.com](http://jrmercantile.com)

JEFF ROBSON PRESIDENT & BROKER  
[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204