

ALURA COMMERCIAL SHOPS FOR SALE

1320 1st Street SE
Calgary

**FULLY
LEASED**

ALURA SHOPS
Bays #208-#224
14 AVE SE

THE PORTRAIT

THE MOON
TEA HOUSE

SNOWCAPZ
CAFE

Kanu
Bakery

LIQUOR
DROPS

SHOPPERS
DRUG MART

LIQUOR
DROPS



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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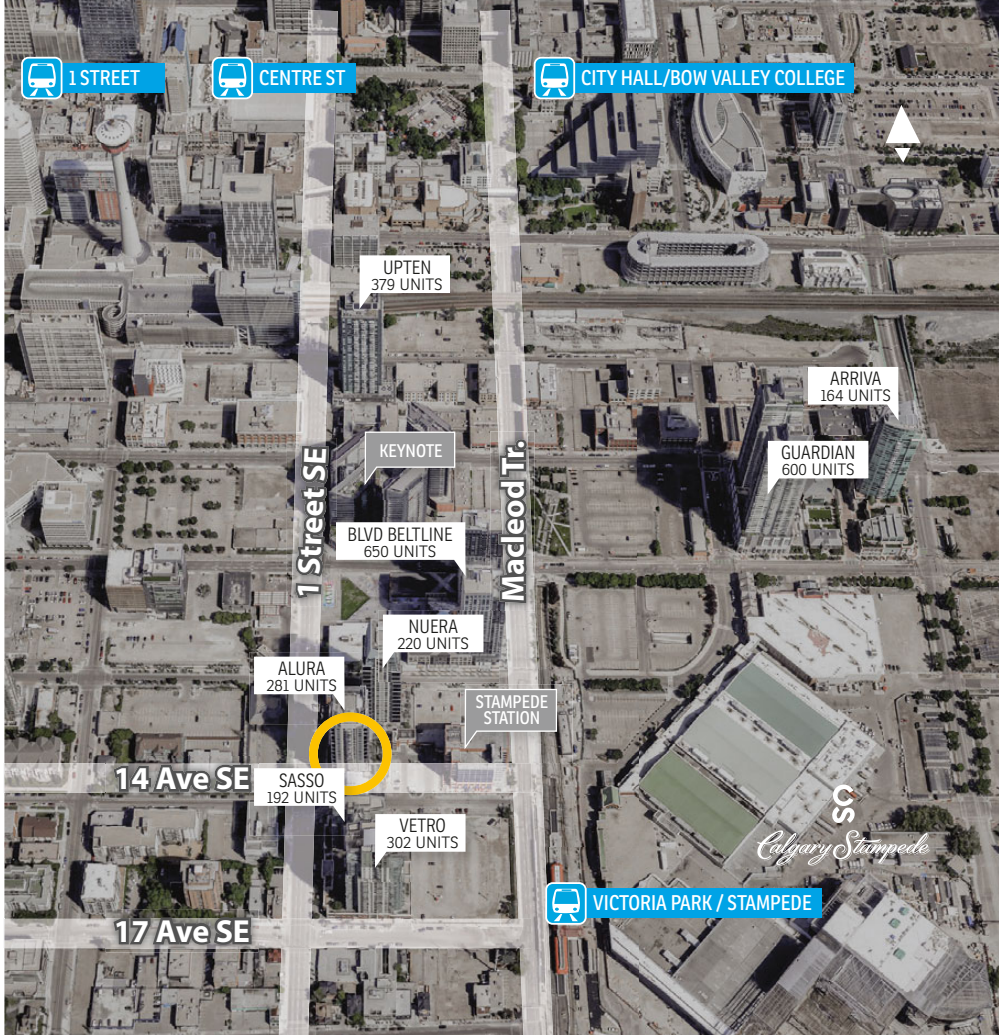
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS




- » Alura Commercial Shops are located 1320 1st Street SE running east along 14th Avenue bridging Macleod Tr North and Macleod Tr South.
- » High visibility along Macleod Tr provides tenants with exposure to passing traffic
- » Neighbouring residential towers create a high population density and proximity to Victoria Park Stampede LRT Station perfect for pedestrian access.
- » Other nearby amenities include BMO Centre, Stampede and MNP Community and Sport Center

 Traffic Count
25,000
 1 STREET SE

 Population
19,848


 Average Household Income
\$115,315


 Median Age
35.9

 Current Consumption per Person

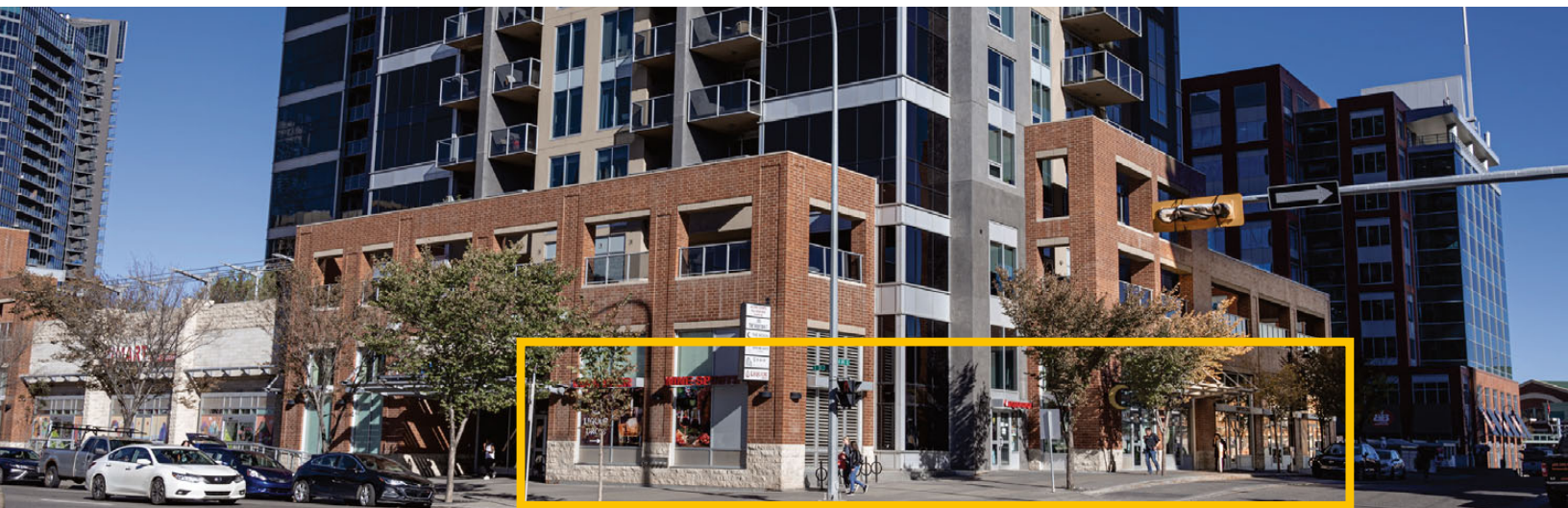
 **\$11,713**
 FOOD

 **\$3,576**
 HEALTH CARE

 **\$3,959**
 RECREATION

 **\$1,774**
 PERSONAL CARE

 **\$4,910**
 LIQUOR/TOBACCO



Intersection of 1 Street SE and 14th Avenue SE

1 km radius. Source: Statistics Canada



View from 14th Avenue SE

- » Mix of Tenants provides customer diversity within walking distance to amenities.
- » Street and ample designated parking provide opportunity for further reach of customers.

SALE INFORMATION

MUNICIPAL ADDRESS:
1320 1st Street SE, Calgary

LEGAL DESCRIPTION:
Condo Plan 1411522; Unit 1052

ZONING: DC

PROPERTY TYPE: Retail

YEAR BUILT: 2012

RENTABLE AREA: 8,090 sq. ft.

TENANCY:

- » Liquor Drops 1,661 sq. ft.
- » Moon Tea 949 sq. ft.
- » Snowcapz 678 sq. ft.
- » Kan You Cake 712 sq. ft.
- » Muto Beauty Centre 1,308 sq. ft.
- » The Portrait 1,022 sq. ft.
- » Vape Store 1,760 sq. ft.

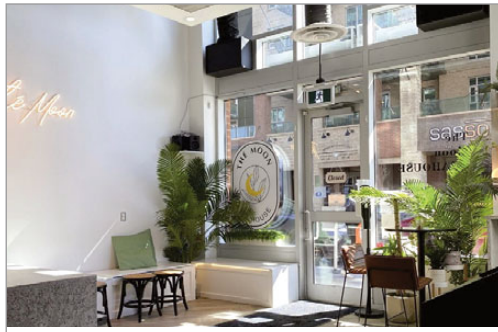
PROPERTY TAXES: \$45,915.58 (2023)

PRICE: \$4,250,000





Liquor Drops offers an extensive selection of spirits, wine, beer, cider, coolers.



THÉ MOON TEA HOUSE



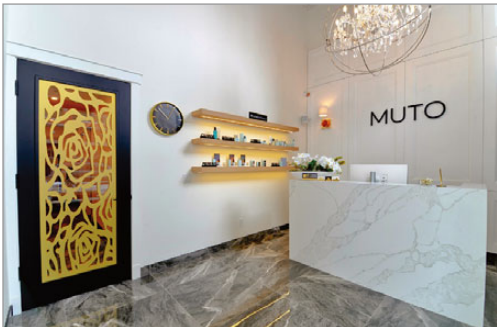
Thé Moon Tea House - (Downtown) offers bubble tea & coffee, plus a take-out option.



Fresh, creative, and healthy desserts with authentic Korean ingredients.



Freshly baked pastries, cakes, croissants, ganache cake, fruit tarts, madelines and cookies.



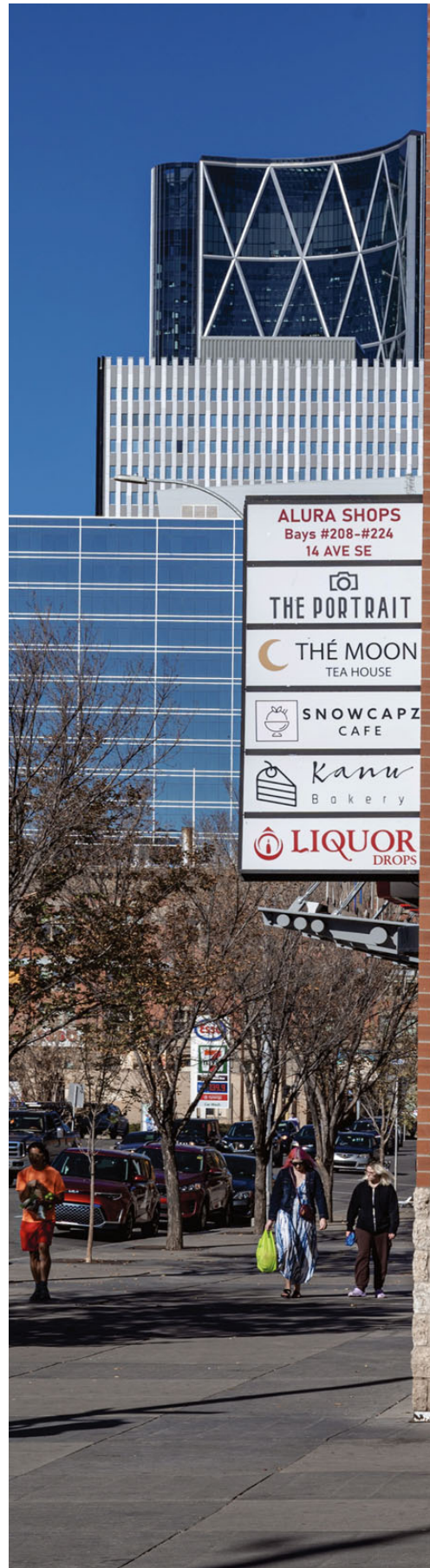
Muto Beauty Center and MediSpa provides medically proven, professionally supervised skin care.



THE [CAMERA] PORTRAIT



Professional photography studio, selfie studio and photo booths



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LOCAL EXPERTISE MATTERS