

**AVISON  
YOUNG**

**FOR SALE**

# Aull Block

205 - 211 12 Avenue SW & 1201-1209 - 1 Street SW, Calgary, AB

Exceptional corner retail opportunity with strong in-place income in Calgary's Beltline



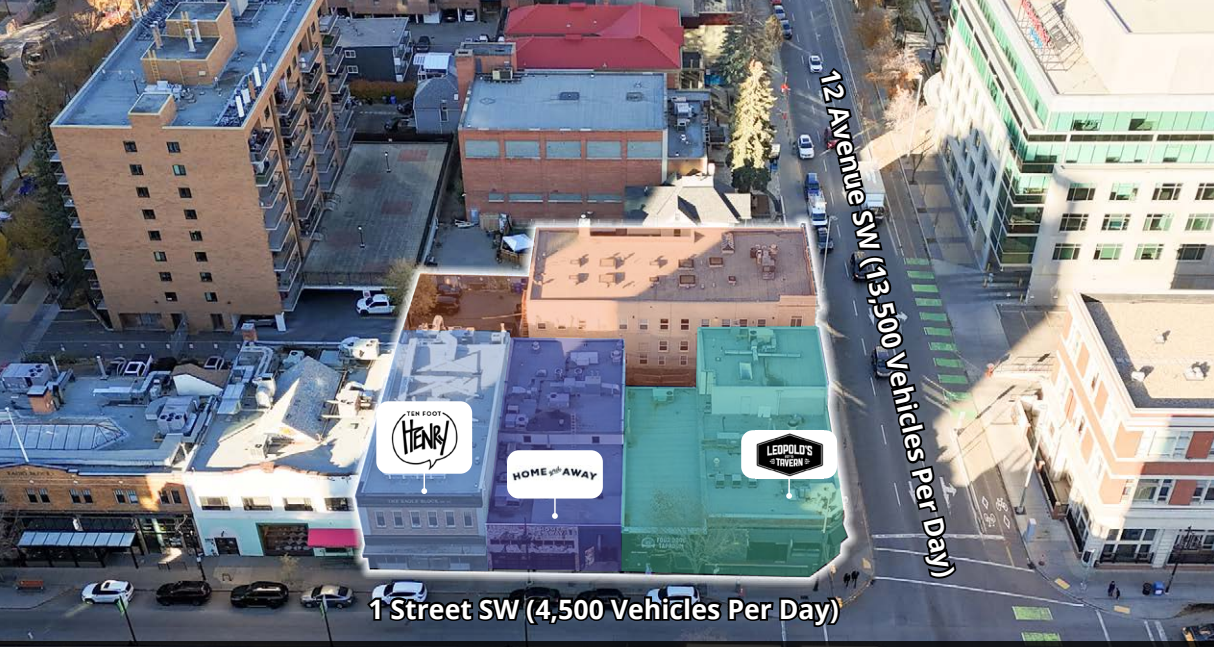
TEN FOOT  
**HENRY**

HOME AWAY

LEOPOLD'S  
TAVERN

1 Street SW

12 Avenue SW



# Investment Highlights



## Attractive Lease Profile with Near-Term Stability

The Property is 99% occupied, providing strong in-place cash flow and income stability from a diverse mix of tenants. With a weighted average lease term of 3.13 years and approximately 80% of the leasable area subject to contractual rent escalations, the Property provides predictable cash flow with built-in income growth.



## Rapidly Growing Urban Trade Area

The surrounding population has grown by more than 30% over the past five years to roughly 26,000 residents within 1 kilometre, with another 40% increase projected by 2029. This sustained growth reinforces the Beltline's position as Calgary's leading commercial and residential district.



## Strong Income-Producing Asset with Long-Term Optionality

The Property generates strong, reliable in-place income supported by a substantial 21,021 sf site in a highly desirable location. The strong existing cash flow provides immediate stability and yield, while the land area provides optionality over the long term.

# Property Details

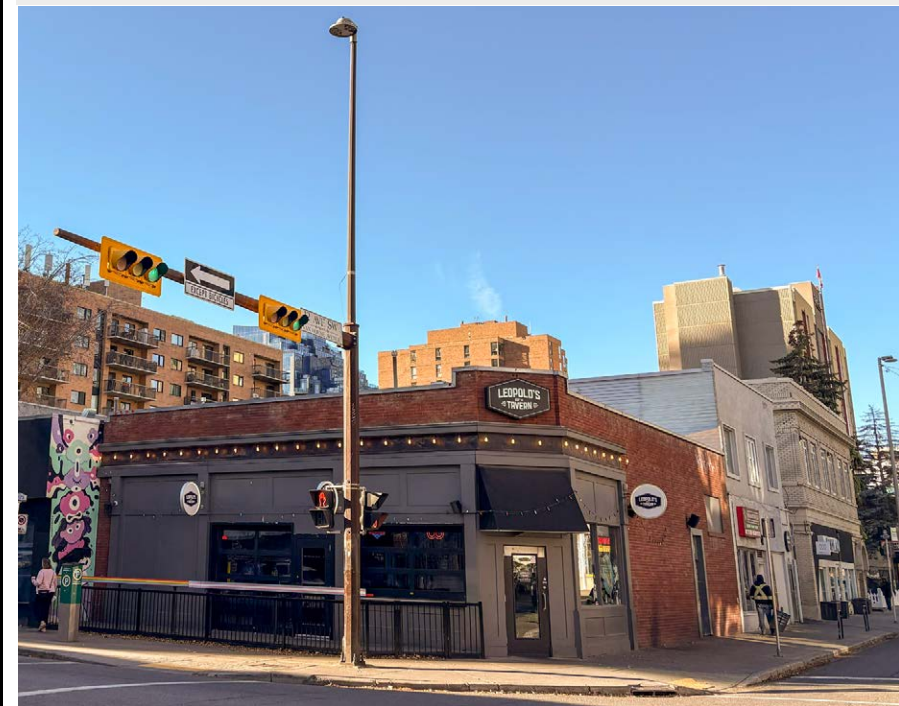
Municipal Address	211 - 12 Avenue SW	1201-1205 - 1 Street SW 205 & 207 - 12 Avenue SW	1207 - 1 Street SW	1209 - 1 Street SW
Property Type	Multi-family and Street Front Retail	Street Front Retail	Street Front Retail	Street Front Retail
Square Footage	7,294 sf (22 units) 1,195 sf (1 Retail CRU)	8,215 sf	4,689 sf	6,171 sf
Occupancy	95% (Residential) 100% (Commercial)	100%	100%	100%
Site Size	7,004 sf	6,917 sf	3,599 sf	3,501 sf
Land Use Designation	CC-MH	CC-COR	CC-COR	CC-COR
Commercial Tenant(s)	AOI Sushi	Leopold's Tavern Inc. Awesome Kitchen RCANE Studio Four Dogs Brewing	Home & Away	Ten Foot Henry Inc. New Skin YYC Inc.

**Totals**

**27,564 sf**  
Total Building sf

**99%**  
Average Occupancy

**21,021 sf**  
Total Site Size



# Location Overview

Located in Calgary's vibrant Beltline district, the Property sits just steps from the downtown core and within one of the city's most active urban communities. The area features a dynamic blend of office, residential, retail, and hospitality uses that generate steady activity throughout the day and evening. This highly visible and well-connected location benefits from strong pedestrian traffic, excellent transit access, and close proximity to some of Calgary's most notable business and entertainment destinations.

## 2025 Area Demographics

(3 KM Radius)



145,551  
Population



\$84,806  
Median  
Average  
Income



\$4,139  
Restaurant  
Spend Per  
Household



Calgary Tower

Scotiabank  
Calgary's Event Centre

Scotiabank  
Saddledome

Calgary Stampede

BMO CENTRE

Proposed 27 Storey  
1150 Centre Street SE  
• 585 Residential Units  
• Ground-floor Commercial (sf TBD)  
• Est. Completion: TBD

Proposed 10 Storey  
The Galloway  
• 323 Residential Units  
• Est. Completion: 2028

W HOTELS JW MARRIOTT  
Future Home

Macleod Trail SE

MNP COMMUNITY & SPORT CENTRE

Downtown Calgary

Proposed 36 Storey  
Beltline Block  
• 1,475 Residential Units  
• 35,000 sf Commercial  
• Est. Completion: 2029

Proposed 14 Storey  
The Sovereign  
• 273 Residential Units  
• Ground-floor Commercial (sf TBD)  
• Est. Completion: 2027

Gallery  
18 Storeys - Under Construction  
• 120 Residential Units  
• 22,000 sf Commercial  
• Est. Completion: 2027

Subject Property

1 Street SW

Lincoln  
36 Storeys - Under Construction  
• 273 Residential Units  
• Ground-floor Commercial (sf TBD)  
• Est. Completion: 2028

2 Street SW

Proposed 47 Storey  
Broadway on 17th  
• +/- 1,000 Residential Units  
• + 70,000 sf Commercial  
• Est. Completion: 2030

10 Avenue SW

11 Avenue SW

12 Avenue SW

17 Avenue SW

24 Storey  
1405 - 4 Street SW  
• 219 Residential Units  
• 6,000 sf Commercial  
• Est. Completion: 2028

4 Street SW

29 Storey  
4 Street Lofts  
• 272 Residential Units  
• 3,500 sf Commercial  
• Est. Completion: 2026

Imperia  
27 Storeys- Under Construction  
• 273 Residential Units  
• 13,000 sf Commercial  
• Est. Completion: 2028



# Offering Process

Avison Young has been retained by 1042034 B.C. Ltd., 1066161 B.C. Ltd., 1208134 B.C. Ltd. and 2625582 Ontario Inc. (collectively the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property (the "Property"). The subject property is being offered for sale unpriced, without a fixed date for submission of expressions of interest to purchase.

Following the execution of the Vendor's confidentiality agreement, Avison Young will provide qualified prospective purchasers with access to detailed information regarding the Property.

Avison Young has prepared a draft Letter of Intent, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template form.

The Vendor is prepared to respond to expressions of interest to purchase the Property as they are received by Avison Young. The Vendor reserves the right at its discretion to select a fixed date for submission of expressions of interest to purchase the Property

## For more information contact

**Ryan Swelin**  
Principal  
+1 403 808 2295  
ryan.swelin@avisonyoung.com

**Kevin Morgans, CCIM**  
Principal  
+1 403 875 4318  
kevin.morgans@avisonyoung.com

**Walsh Mannas**  
Principal  
+1 403 819 6932  
walsh.mannas@avisonyoung.com

**Nathan Drury**  
Vice President  
+1 587 293 3372  
nathan.drury@avisonyoung.com

**Kevin Jenken, CPA**  
Financial Analyst  
+1 403 690 4386  
kevin.jenken@avisonyoung.com

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082



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