

**10,176 sf**

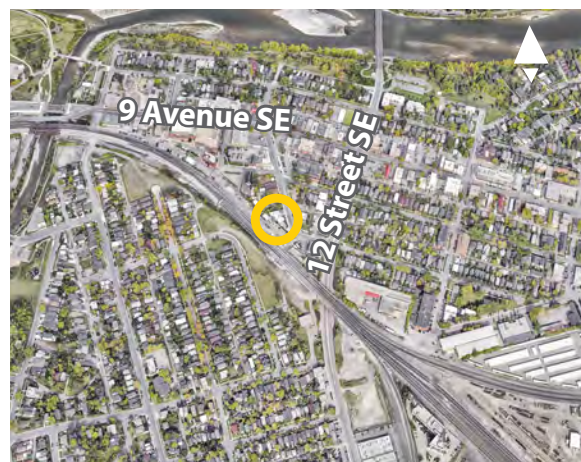
**Main + Lower Levels**



## RETAIL SPACE IN INGLEWOOD FOR LEASE

**1015 11 Street SE**  
**Calgary**

- » Excellent street exposure along 11 Street SE.
- » Fully renovated building (2016) with modern finishes.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



» Renovated from top to bottom in 2016, providing a truly unique opportunity in one of Calgary's rapidly evolving inner-city neighborhoods



## Area Demographics (1 km radius)



Population  
**4,913**



Median Age  
**39.0**



Average Household Income **\$129,720**



### Current Consumption / Person



**\$13,677**  
FOOD



**\$4,634**  
HEALTH CARE



**\$5,179**  
RECREATION



**\$1,988**  
PERSONAL CARE



**\$5,253**  
LIQUOR/TOBACCO



**\$3,571**  
CLOTHING



## LEASE INFORMATION

### MUNICIPAL ADDRESS:

1015 11 Street SE, Calgary

### ZONING:

Direct Control 1Z93 Site 4

### AVAILABLE FOR LEASE:

10,176 sq. ft. – main and lower floors

### AVAILABILITY:

Immediate

### FRONTAGE:

191 ft. on 11 Street SE

### SPRINKLERED:

Yes

### OP. COSTS AND TAXES:

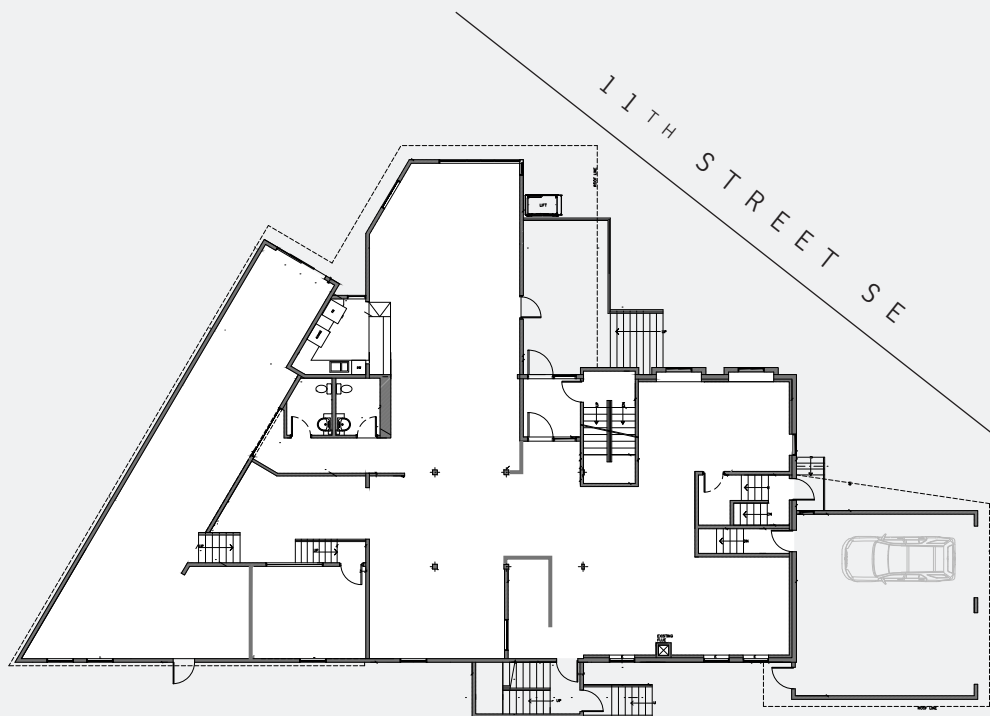
\$11.99 per sq. ft. (estimated)

### NET RENT:

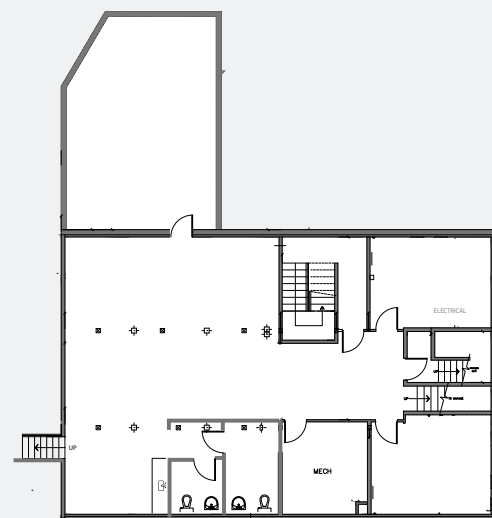
Market rate



Main Floor



MAIN FLOOR



LOWER LEVEL





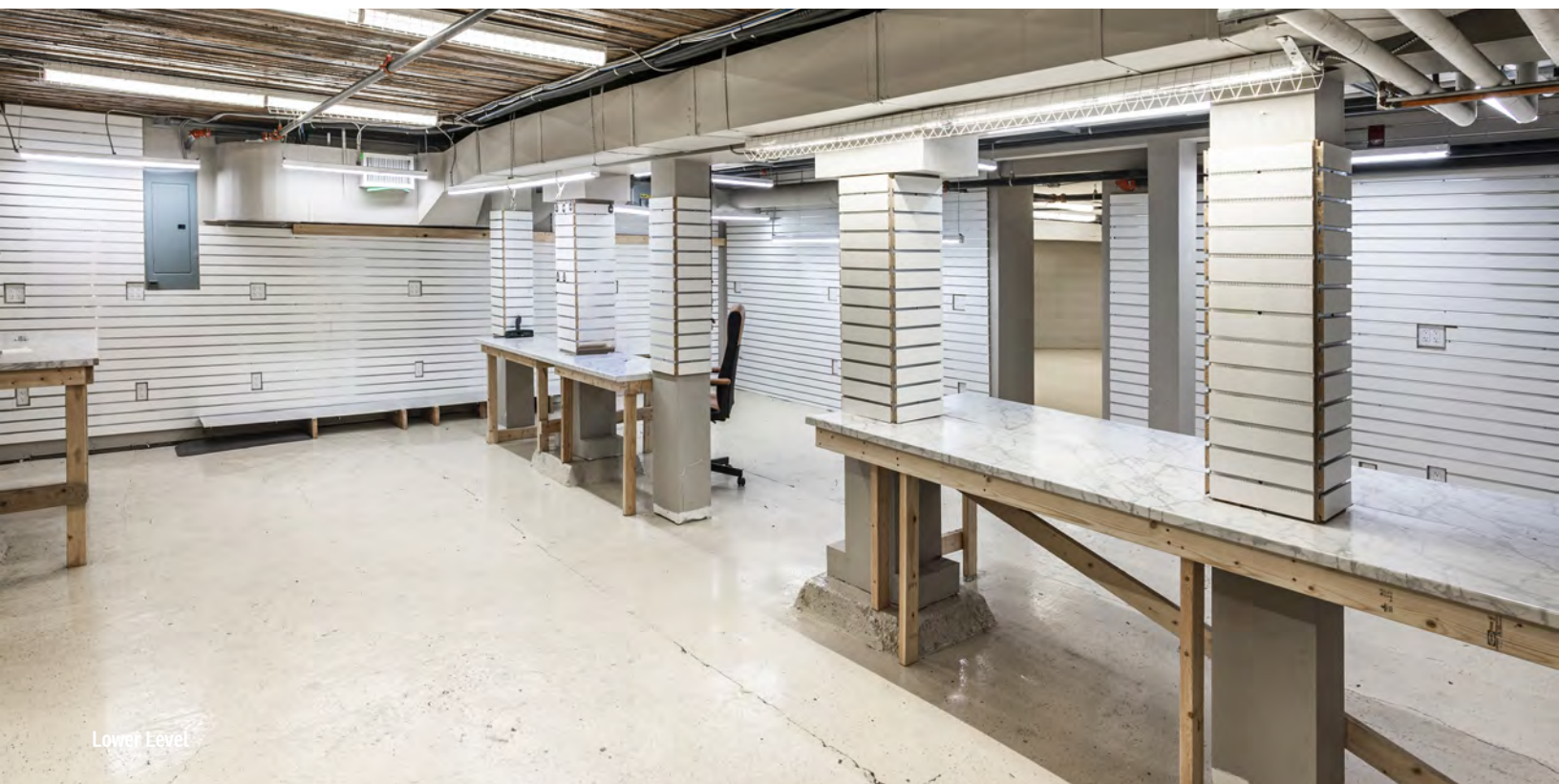
Main Floor



Main Floor



Main Floor



Lower Level

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LOCAL EXPERTISE MATTERS