

RETAIL SPACE FOR LEASE



BRITANNIA PLAZA

814 49 Avenue SW, Calgary, Alberta

Suite 814 - 1,656 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

Britannia Plaza offers a boutique merchandising mix with a selection of exclusive and local retail businesses.

- Facing 49th Ave SW, situated between Elbow Drive SW and 8th St SW with 26,000 vehicles passing the site daily
- The centre offers: beauty and health services, sit down and quick service restaurants, wine shop, fashion, home décor, books and medical
- Shadow-anchored by Sunterra Market
- Average household income in centre's primary trade area is more than double of the city's average



Native Tongues Taqueria

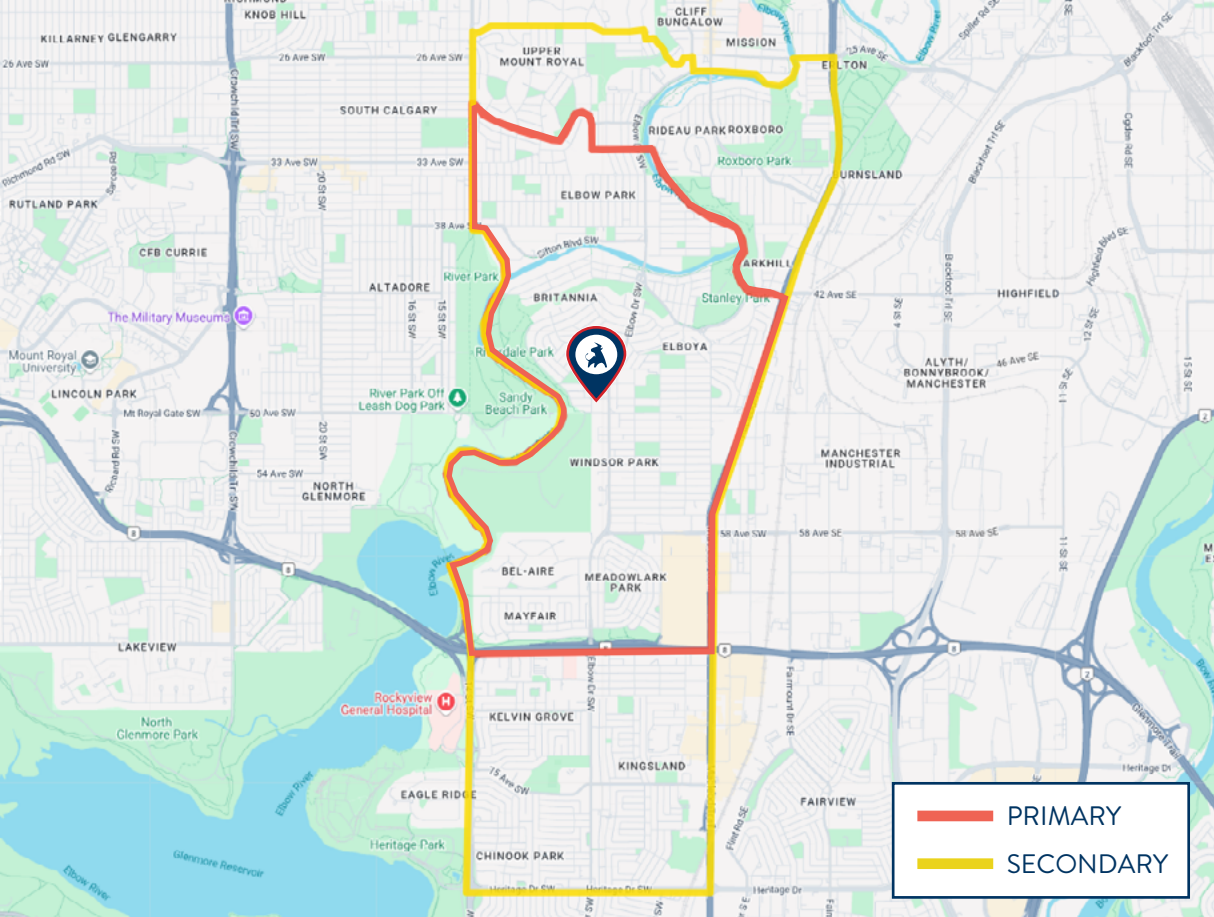
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Situated in the affluent and historical neighborhood of Britannia, featuring the Calgary Golf and Country Club, Crescent Park, Sandy Beach Park and the Elbow River Pathway
- Five minute drive from Chinook Centre, Calgary's largest shopping mall
- Five educational institutions in a 15 minute walk radius: St. Anthony School, Elboya School, Calgary Montessori Britannia School, Providence and Windsor Park School
- Strong residential population, with over 12,000 people living within the primary trade area





COMMUNITY

DEMOGRAPHIC DATA

POPULATION



Primary	12,197
Secondary:	24,659
Calgary (2025):	1,688,000

DAYTIME POPULATION



Primary:	14,826
Secondary:	28,288

POST-SECONDARY EDUCATION



Primary:	79.4%
Secondary:	77.6%
Calgary:	71.0%

HOUSEHOLD INCOME



Primary:	\$259,553
Secondary:	\$227,212
Calgary (2025):	\$131,600



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Centre Size: 25,939 square feet

MANAGED BY

Riverpark Properties Ltd.

ZONING

C-COR1

YEAR BUILT

1955

PARKING

155 Total Stalls - 63 stalls with 2-hour parking along 49th Avenue SW;
92 stalls with 2-hour parking behind site

LEGAL DESCRIPTION

Plan: 3700 G.O.

Block: 4

Lot: Easterly 6.4 Feet of 7, All Lots 5 & 6

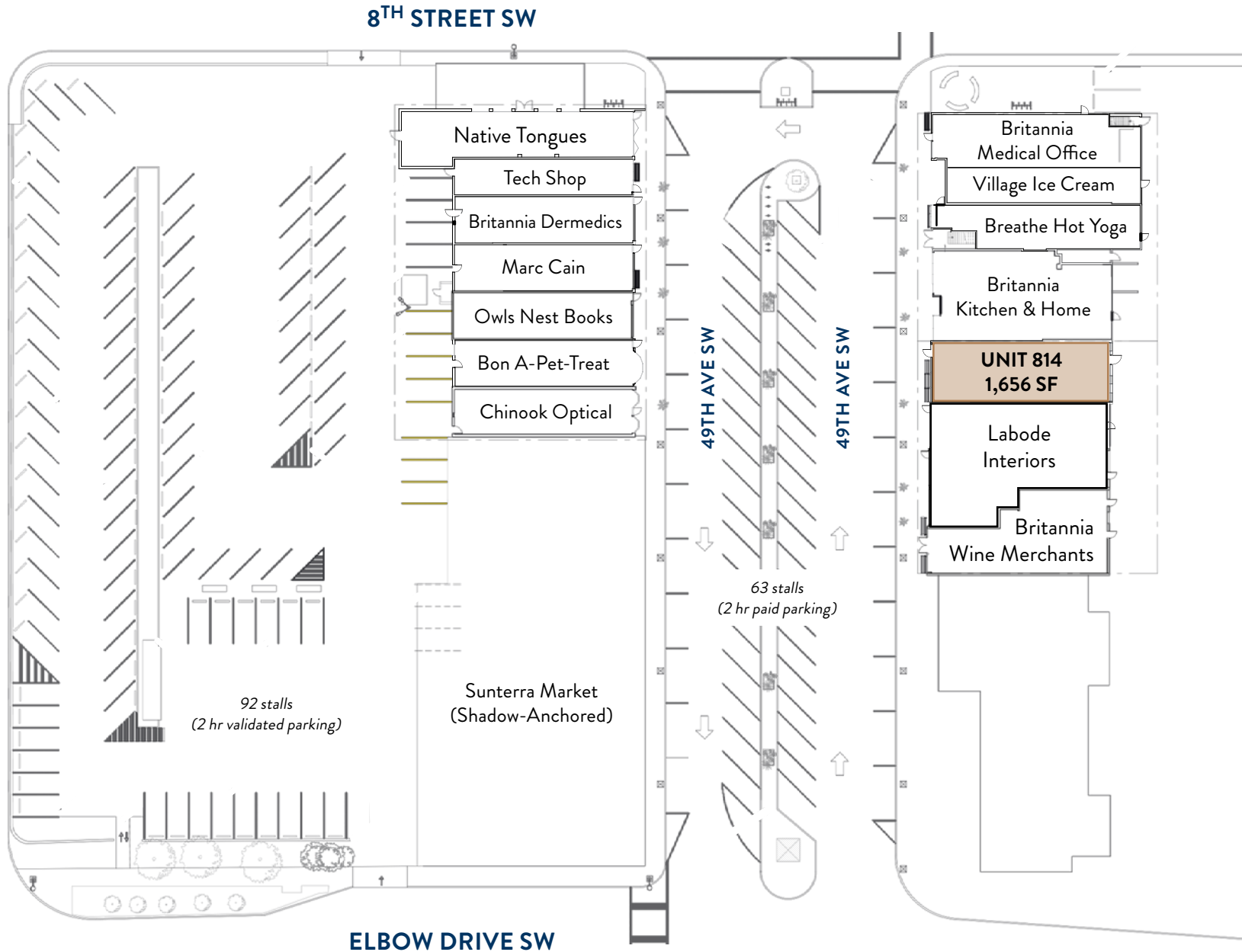


ADDITIONAL RENT 2026 ESTIMATES	
Total	\$ 19.40 PSF
Premises Utilities	Separately Metered
Management Fee	5% of Base Rent

CO-TENANCIES:

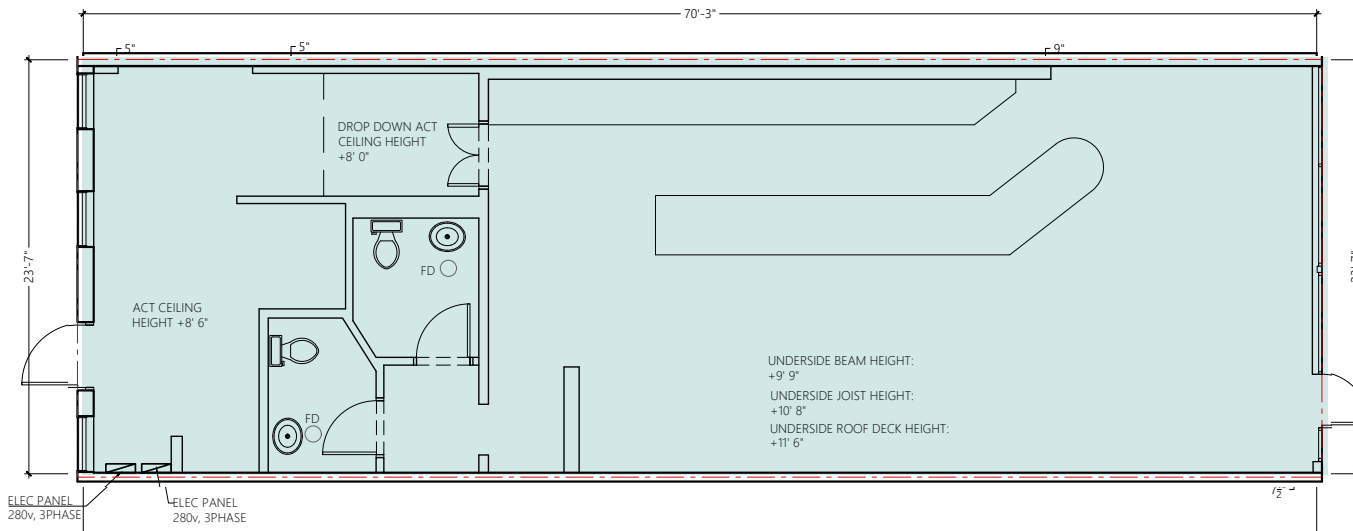


SITE PLAN



UNIT PLAN

UNIT #814



UNIT

814

RETAIL AREA

1,656 Square Feet

CEILING HEIGHT

12' to U/S of Slab

POWER

240V, Phase 3

HVAC

Two Units - 6 tons ea.

WATER

1" line

SEWER

4" line

GAS

1" stepped down to 1/2"

GARBAGE

Rear of Premises

LOADING

Rear of Premises

SIGNAGE

Pylon Signage Opportunity

ADDITIONAL PHOTOS



Village Ice Cream



Labode Shoppe & Interiors



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
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ABOUT THIS LISTING

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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.

