

**PRICE
REDUCED**



RETAIL SPACE IN EAST VILLAGE FOR LEASE/SALE

Retail Podium in N3

448 8 Avenue SE, Calgary

1,390 sf Unit 1



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LOCAL
EXPERTISE
MATTERS



East Village Residential

Current:

- 1 The Hat at East Village – 221 units
- 2 INK by Battistella – 119 units
- 3 George C. King Tower – 143 units
- 4 Murdoch Manor – 360 units
- 5 Rivertwin Condos – 64 units
- 6 East Village Place - 163 units
- 7 Orange Lofts – 106 units
- 8 N3 Condos - 167 units
- 9 Arris East - 190 units
- 10 Arris West - 337 units
- 11 Evolution East Village - 474 units
- 12 Verve – 288 units
- 13 FIRST – 196 units

Planned:

- 14 Vibe – 160 units (Fram & Slokker)
- 15 EV 606 – 44 units (Alston Properties)
- 16 Vita – 100 units (Minto Communities)
- 17 New development by One Properties
- 18 New development by Copez Properties

Area Demographics

(1 km radius)

Population
19,251

Median Age
36.8

Average Household Income **\$114,000**

Current Consumption per Household

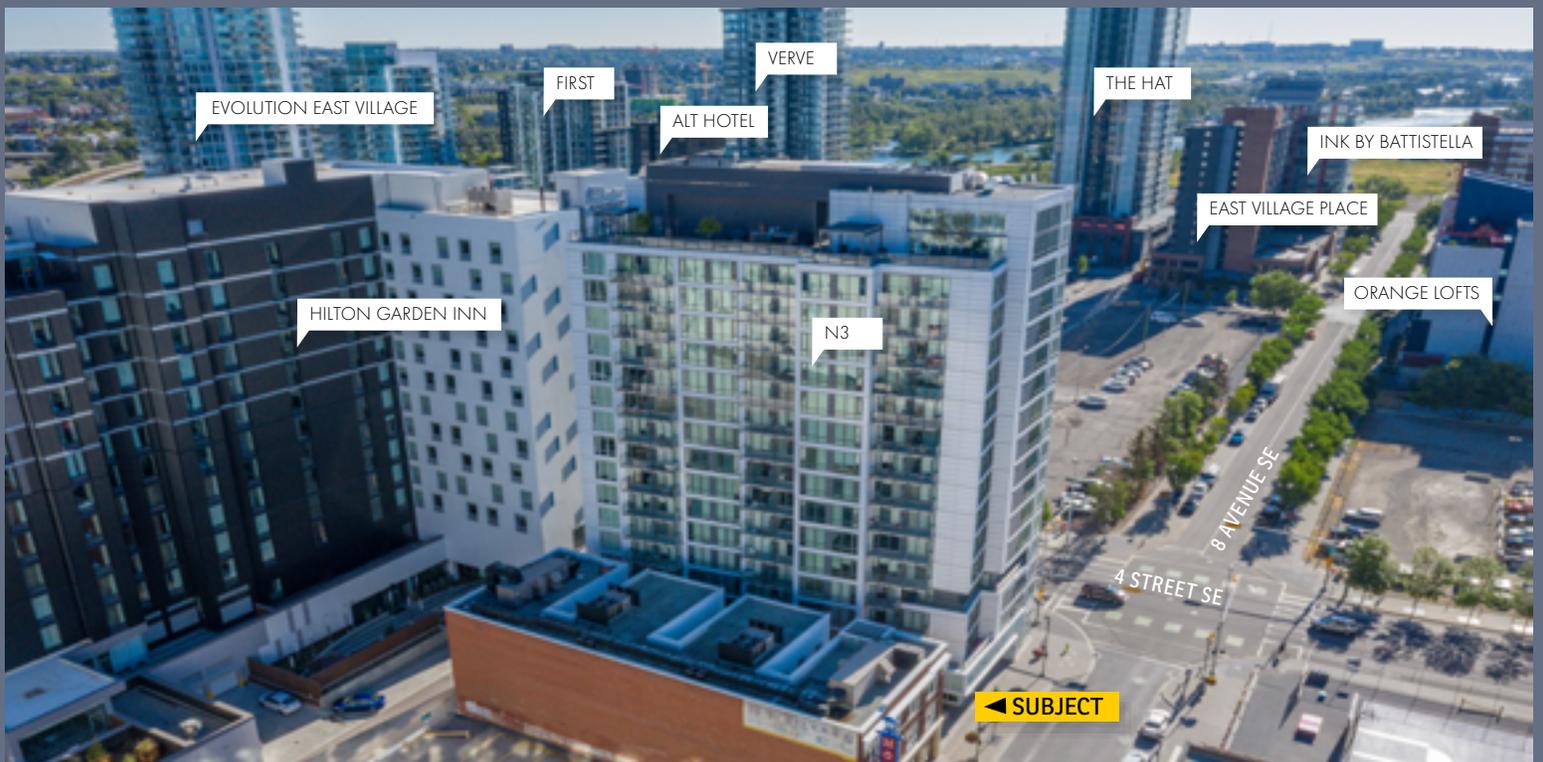
\$11,505
FOOD

\$4,202
HEALTH CARE

\$4,092
RECREATION

\$1,804
PERSONAL CARE

Source: Statistics Canada



PROPERTY INFORMATION

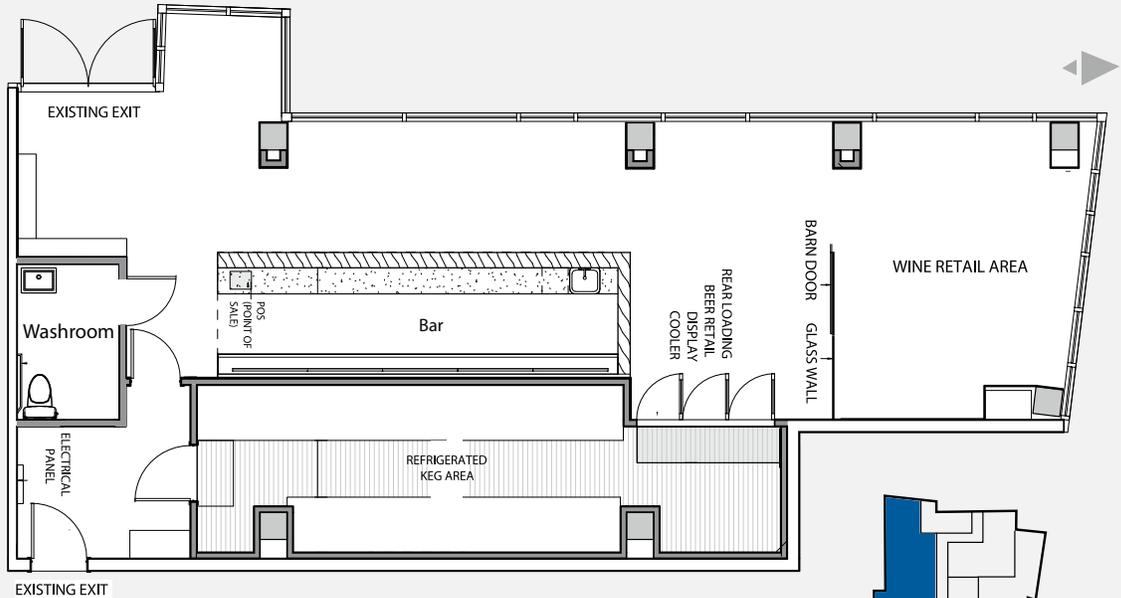
MUNICIPAL ADDRESS:
448 8 Avenue SE, Calgary

ZONING:
DC 69D2015 (CC-ET)

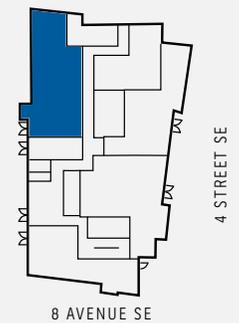
LEGAL:
Condo Plan 1710627, Unit 1

YEAR OF CONSTRUCTION:
2017

AVAILABLE FOR LEASE/SALE:
1,390 sq. ft. – Unit 1



EXISTING LAYOUT



LEASE INFORMATION

OP. COSTS AND TAXES:
TBV

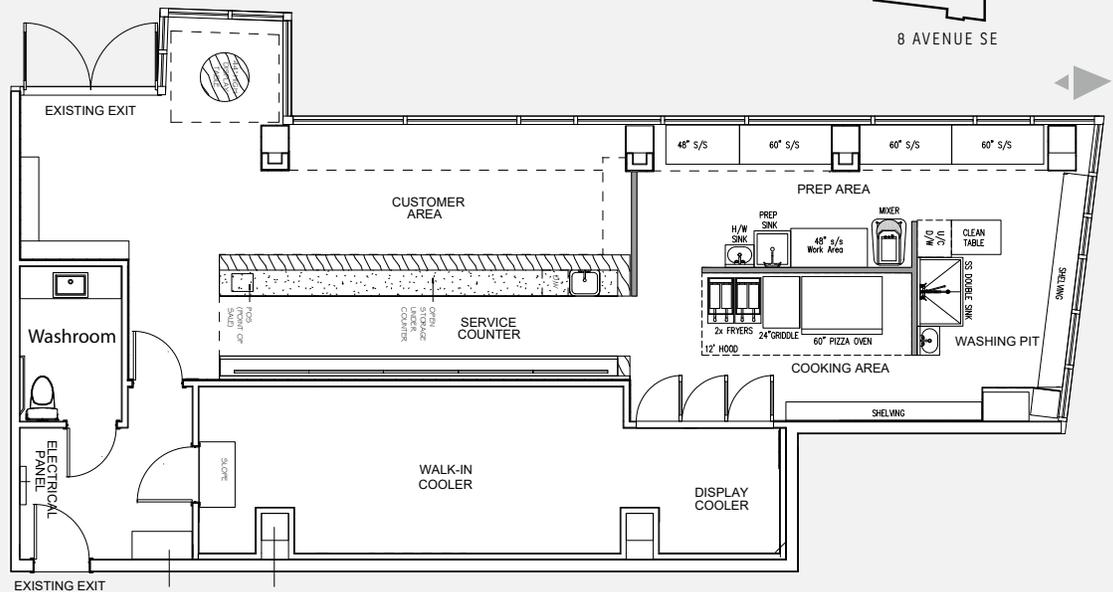
NET RENT: Market

SALE INFORMATION

CONDO FEES:
\$2,291 / mo

2024 ANNUAL TAXES:
\$16,908

SALE PRICE:
~~\$650,000~~ \$635,000



PROPOSED – TAKE OUT RESTAURANT

PERMITTED USES

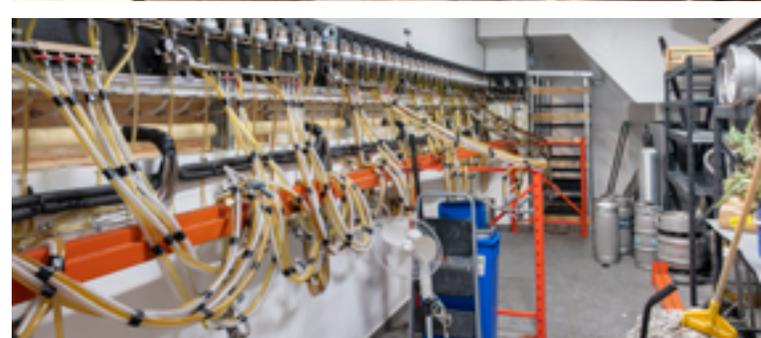
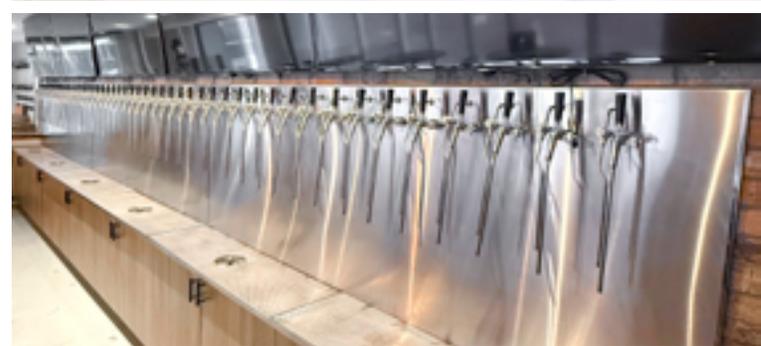
- » Catering Service — Minor
- » Convenience Food Store
- » Financial Institution
- » Fitness Centre

- » Information and Service Provider
- » Instructional Facility
- » Print Centre
- » Retail and Consumer Service
- » Radio television studio
- » Restaurant food service
- » Specialty Food Store

DISCRETIONARY USES

- » Artist's Studio
- » Brewery, Winery and Distillery
- » Cannabis Store
- » Drinking Establishment — Medium
- » Drinking Establishment — Small

- » Food Kiosk
- » Liquor Store
- » Outdoor Cafe
- » Place of worship - small
- » Restaurant: Licensed
- » Veterinary Clinic



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LOCAL EXPERTISE MATTERS