



**Mixed-Use Building | 39 Apartment units | 3 Retail units**  
 1904 4 Street SW | Mission District | Calgary, Alberta

LOCATION	4 Street & 19 Avenue SW
COMMUNITY	Mission
NET RENTABLE AREA (Residential)	23,315 SF
NET AREA (A-class Retail)	7,743 SF
TOTAL GFA	37,083 SF
UNIT MIX	24 - 1BR Suites 15 - 2BR Suites
PARKING	31 Resident, 5 Retail, 4 Visitor
ZONING	C-COR1f3.0h27 Commercial - Corridor 1



**CLOSE PROXIMITY TO DOWNTOWN CALGARY**  
 5 min Drive, 26 min Walk



**SURROUNDED BY AMENITIES**  
 Various restaurants and pubs, fitness and yoga studios



**ACCESS TO TRANSIT**  
 15 Minute Walk to LRT Station.  
 Many nearby public transportation options



**WALK SCORE - 97**  
 Steps from Elbow River and MNP Sport Centre



**VERY BIKEABLE | BIKING SCORE 100**  
 10 Minute to Downtown Calgary

**PROJECT DETAILS**

**Municipal Address:**  
1904 4 Street SW, Calgary, Alberta

<b>Site Area:</b>	12,375 SF
<b>Completion Status</b>	100%
<b>Net Rentable Area (Residential)</b>	23,315 SF
<b>Net Area (Commercial)</b>	7,743 SF
<b># Floors</b>	5
<b>1 BR unit average size</b>	512 SF
<b>2 BR unit average size</b>	735 SF
<b>Total Rental Income (Residential)</b>	\$984,060
<b>Other Income (Residential)</b>	\$72,300
<b>Vacancy (Residential)</b>	(\$31,691)
<b>Effective Gross Income (Residential):</b>	\$1,024,669
<b>Operating Expenses (Residential):</b>	(\$283,879)
<b>Residential Net Income:</b>	<b>\$740,790</b>
<b>Effective Gross Income (Commercial):</b>	\$391,280
<b>Vacancy (Commercial)</b>	(\$19,564)
<b>Commercial Net Income:</b>	<b>\$371,716</b>
<b>Combined Net Income:</b>	<b>\$1,112,506</b>
<b>SALE PRICE</b>	<b>\$23,000,000</b>

UNIT DETAILS	# UNITS	1 BR	2 BR
<b>Main Floor</b>	3	Commercial Retail Units	
<b>Second Floor</b>	10	6	4
<b>Third Floor</b>	10	6	4
<b>Forth Floor</b>	10	6	4
<b>Fifth Floor</b>	9	6	3

**LOCATION HIGHLIGHTS**

- » Situated in the trendy Mission district of Calgary.
- » Facing 4th Street SW, known as Calgary's restaurant row, featuring over 35 restaurants from countries all over the world.
- » 2 blocks to 17th Avenue Retail & Entertainment District.
- » High-income tenant demographic.
- » Steps from the Elbow River, Lindsay Park and MNP Community & Sport Centre.
- » Surrounding amenities include various restaurants, pubs, fitness studios, shops, and banks.



**1MIN WALK to Various Restaurants**

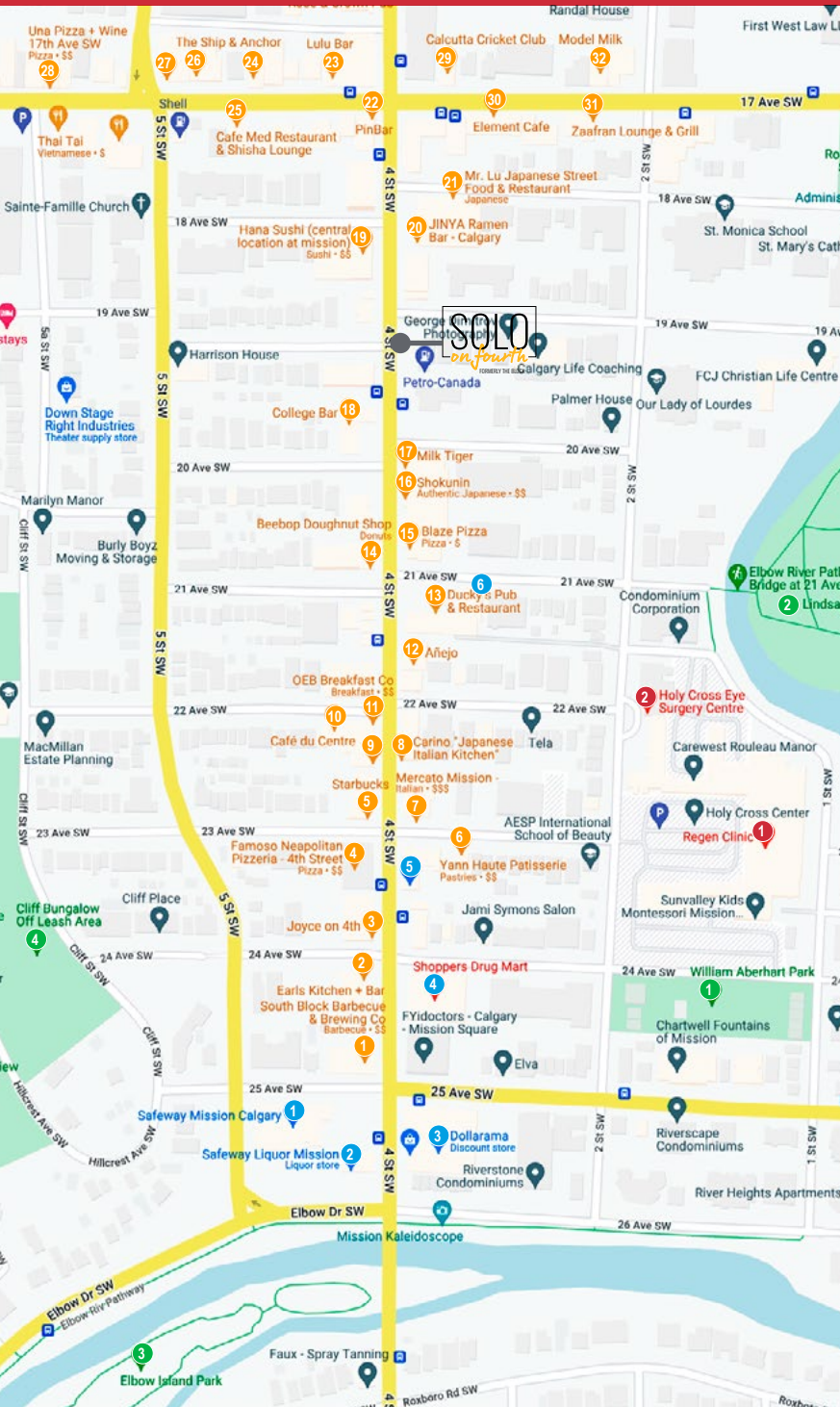
**10 MIN WALK to SAFEWAY**

**16 MIN WALK to LRT Station**

**26 MIN WALK to Downtown**

**MISSION DISTRICT**  
Hip, inner-city Mission focuses on lively 4th Street, which is dotted with sculptures by local artists and home to stores selling premium wine, indie designer fashion and New Age trinkets. Dining options range from sushi and Vietnamese to French and Mexican, and craft beer pubs, cocktail spots and karaoke bars fill up after dark. Trails line shady Lindsay Park and snake along the banks of the Elbow River.

# FOR SALE | 1904 4 STREET SW | CALGARY, AB



## DEMOGRAPHICS | 2 KM RADIUS



**70,848**  
2023  
Population



**\$135,518**  
Average  
Household  
Income



**79,005**  
2028  
Projected  
Population



**37.6 years old**  
Median  
Age



### Food, Drinks & Market

1. Earls Kitchen + Bar
2. La Boulangerie Bakery Cafe
3. Joyce on 4th
4. Famoso Neapolitan Pizzeria
5. Starbucks
6. Yann Haute Patisserie
7. Mercato Mission
8. Carino "Japanese Italian Kitchen"
9. Phil & Sebastian Coffee Roasters
10. Café du Centre
11. OEB Breakfast Co.
12. Anejo Restaurant - Mexican Eats
13. Ducky's Pub & Restaurant
14. Beebop Doughnut Shop
15. Blaze Pizza
16. Shokunin - Authentic Japanese
17. Milk Tiger Restaurant
18. College Bar
19. Hana Sushi
20. JINYA Ramen Bar
21. Mr. Lu Japanese Street Food & Restaurant
22. PinBar
23. Lulu Bar
24. Ship & Anchor
25. Cafe Med Restaurant & Shisha Lounge
26. National on 17th
27. Ricardo's Hideaway
28. Una Pizza + Wine 17th Ave SW
29. Calcutta Cricket Club
30. Element Cafe
31. Zaafran Lounge & Grill
32. Model Milk



### Shopping

1. Safeway
2. Safeway Liquor
3. Dollarama
4. Shoppers Drug Mart
5. lululemon
6. PAWSitively Natural Pet Food & Supplies



### Medical

1. Regen Clinic
2. Holy Cross Eye Surgery Centre



### Parks & Recreation

1. William Aberhart Park
2. Lindsay Park
3. Elbow Island Park
4. Cliff Bungalow Off Leash Area

## CONTACT US

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