

Proposed Building Conversion

Under the proposed conversion, the second floor would be transformed into an 8-unit residential property, and the building will feature a refreshed look with contemporary exterior finishes and modern design elements.



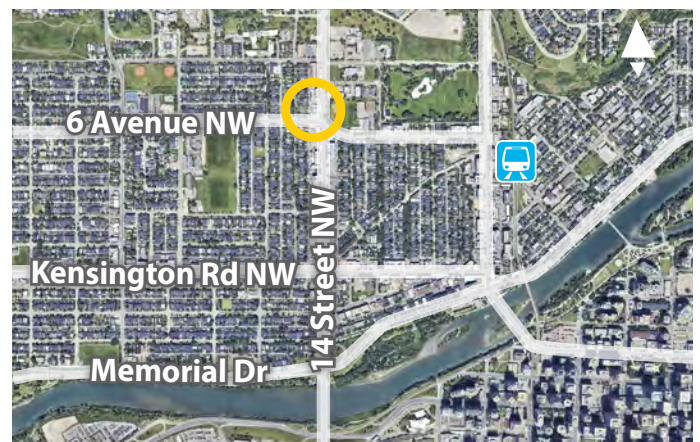
RETAIL SPACE IN HILLHURST FOR LEASE

701 14th Street NW
Calgary

2,365 sf

Main
floor

Demisable to 965 and 1,084 sf



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

LOCAL
EXPERTISE
MATTERS




AREA DEMOGRAPHICS

(1.5 km radius)

 Population
32,406


 Median Age
36.1

 Average Household Income **\$168,164**

Current Consumption / Household

 **\$17,784**
FOOD


 **\$6,053**
HEALTH CARE

 **\$5,697**
RECREATION

 **\$2,484**
PERSONAL CARE

 **\$6,223**
LIQUOR/TOBACCO

 **\$4,376**
CLOTHING

 Daytime Employment
(1 km radius)

6,537
EMPLOYEES

725
BUSINESSES

 Traffic Count **38,000** VEHICLES DAILY ON 14 ST NW

Sources: Statistics Canada, City of Calgary, CoStar

- » High-traffic location.
- » Prominent signage exposure.
- » Excellent access via public transport.
- » LRT station is only few blocks away.

LEASE INFORMATION

MUNICIPAL ADDRESS:
701 14th Street NW, Calgary

COMMUNITY: Hillhurst

AVAILABLE FOR LEASE:
2,365 sq. ft. – main floor

DEMISABLE

- Separate entrance.
- Wheelchair ramp.
- Washrooms.
- Demisable to 965 and 1,084 sq. ft.

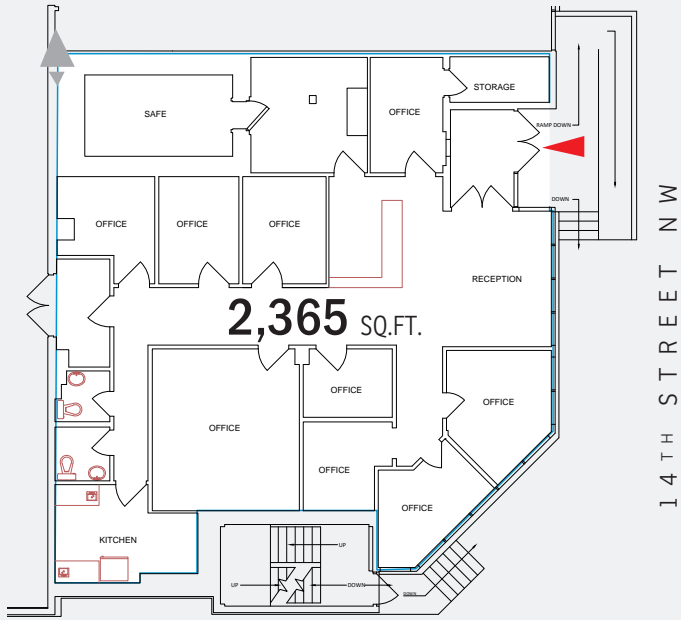
AVAILABILITY: Immediate

PARKING: Common

OP. COSTS AND TAXES:
\$9.44 per sq. ft. (est.)

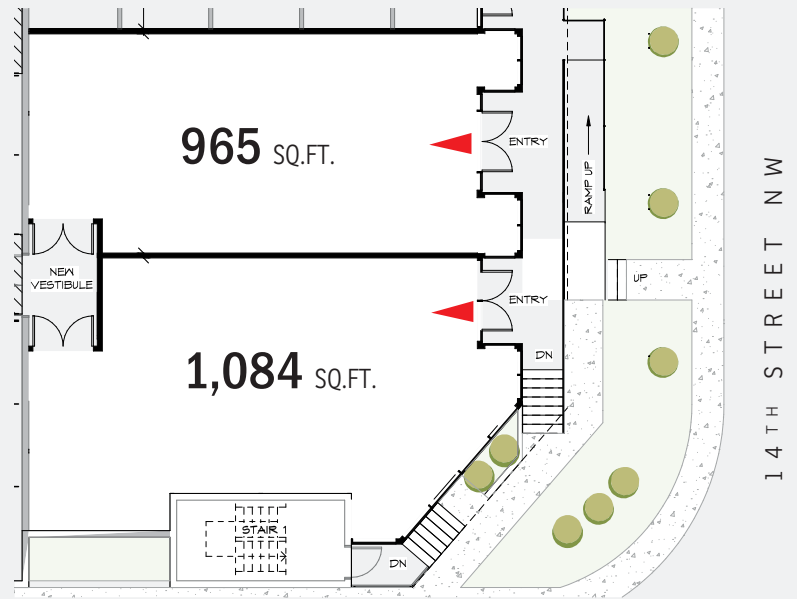
NET RENT: Market





6TH AVENUE NW

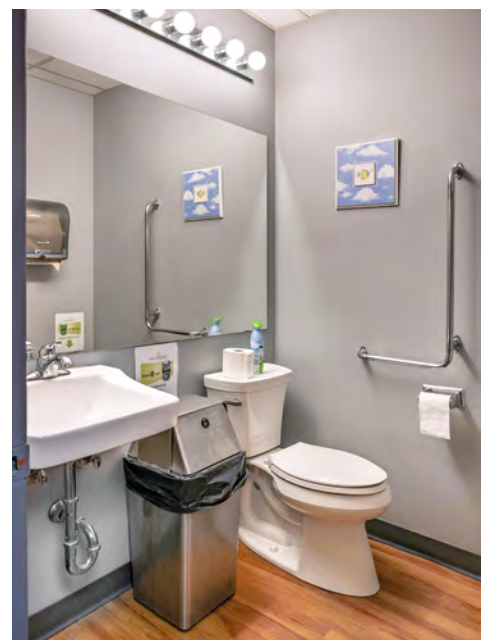
EXISTING LAYOUT



6TH AVENUE NW

POTENTIAL DEMISING





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LOCAL EXPERTISE MATTERS