

**1,426.3 sf**

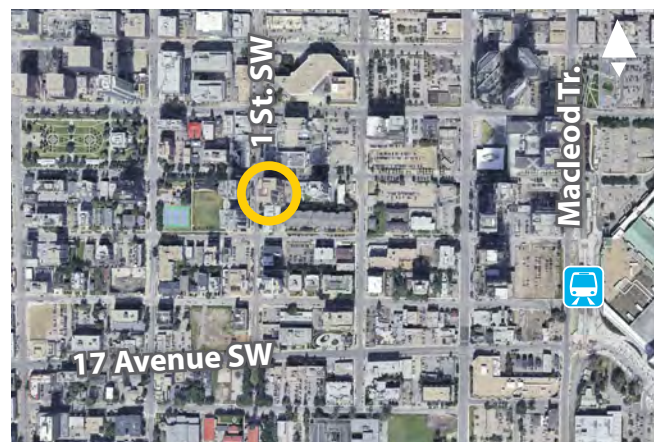
Unit 1312 • Main Floor



## BELTLINE RETAIL SPACE FOR LEASE

**1312 1st Street SW**  
Calgary

» Excellent street front and signage  
exposure along 1 Street SW



**Andrew Sherbut**, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

**Myles Scheske**, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES




LOCAL  
EXPERTISE  
MATTERS



» A full exterior upgrade has recently been completed on the building.




## AREA DEMOGRAPHICS (1 km radius)

	Population <b>12,212</b>		Median Age <b>38.3</b>
	Average Household Income <b>\$166,004</b>		

### Current Consumption / Household

	<b>\$17,461</b> FOOD		<b>\$5,910</b> HEALTH CARE
	<b>\$5,777</b> RECREATION		<b>\$2,508</b> PERSONAL CARE
	<b>\$6,149</b> LIQUOR/TOBACCO		<b>\$4,050</b> CLOTHING

 Traffic Count **5,000** VEHICLES DAILY ON 1 STREET SW



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
1312 1st Street SW

ZONING:  
Centre City Commercial Corridor  
District

YEAR OF CONSTRUCTION:  
1914 with multiple upgrades

AVAILABLE FOR LEASE:

**RETAIL:**

1,426.3 sq. ft. – Unit 1312 (main fl.)  
» End-cap unit.  
» Available immediately

**OFFICE:**

~~1,600 sq. ft. – Unit 200 (2nd fl.)~~ **LEASED**

**PARKING:**

Paid and street parking in the  
vicinity.

**OP. COSTS AND TAXES:**

\$16.00 per sq. ft.

NET RENT: Market



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