



ABERDEEN MARKET

1919 4 Street SW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

BRITTANY BAKER

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ABOUT BUILDING HIGHLIGHTS

- Located in the heart of the Mission district
- Free front and rear customer parking stalls
- Exposure to over 17,000 vehicles per day on 4th Street, a major north/south connector to downtown
- Co-tenancies include: Scotiabank and College Bar



ABOUT

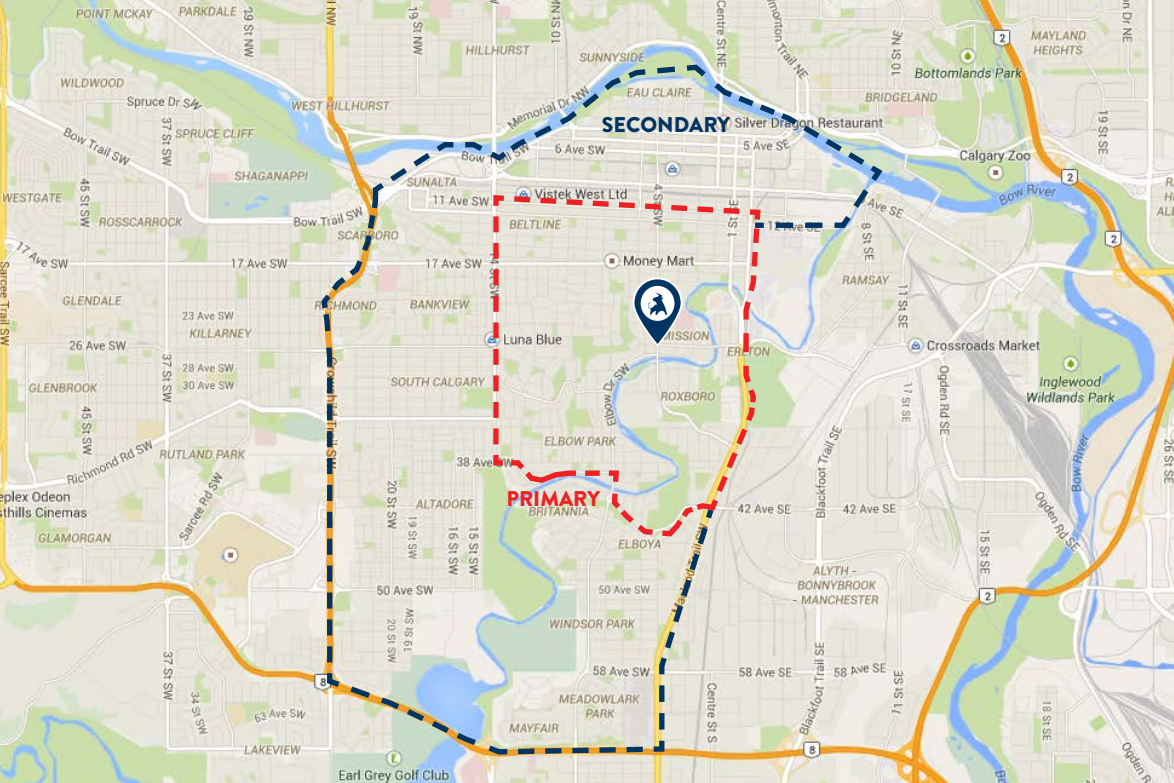
LOCATION HIGHLIGHTS

- Within a three minute walk of 17th Avenue SW
- Convenient site access from both 4th Street SW and 20th Avenue SW
- Serviced by an affluent and densely populated surrounding community

4TH STREET DIRECTORY

17TH AVENUE DIRECTORY





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	41,090
Secondary:	102,455
Calgary:	1,306,784



DAYTIME POPULATION

Primary:	53,569
Secondary:	209,902



AVERAGE AGE

Primary:	38.8
Secondary:	39.2
Calgary:	38.8



HOUSEHOLD INCOME

Primary:	\$130,010
Secondary:	\$134,615
Calgary:	\$129,000



POST-SECONDARY EDUCATION

Primary:	80.2%
Secondary:	80.1%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 7,322 sq ft

LANDLORD

CEB Investments

ZONING

C-COR1

PARKING

11 stalls storefront
8 stalls at rear of building

MUNICIPAL ADDRESS

1919 4 Street SW, Calgary AB

YEAR BUILT

1969



ADDITIONAL RENT 2024 ESTIMATES

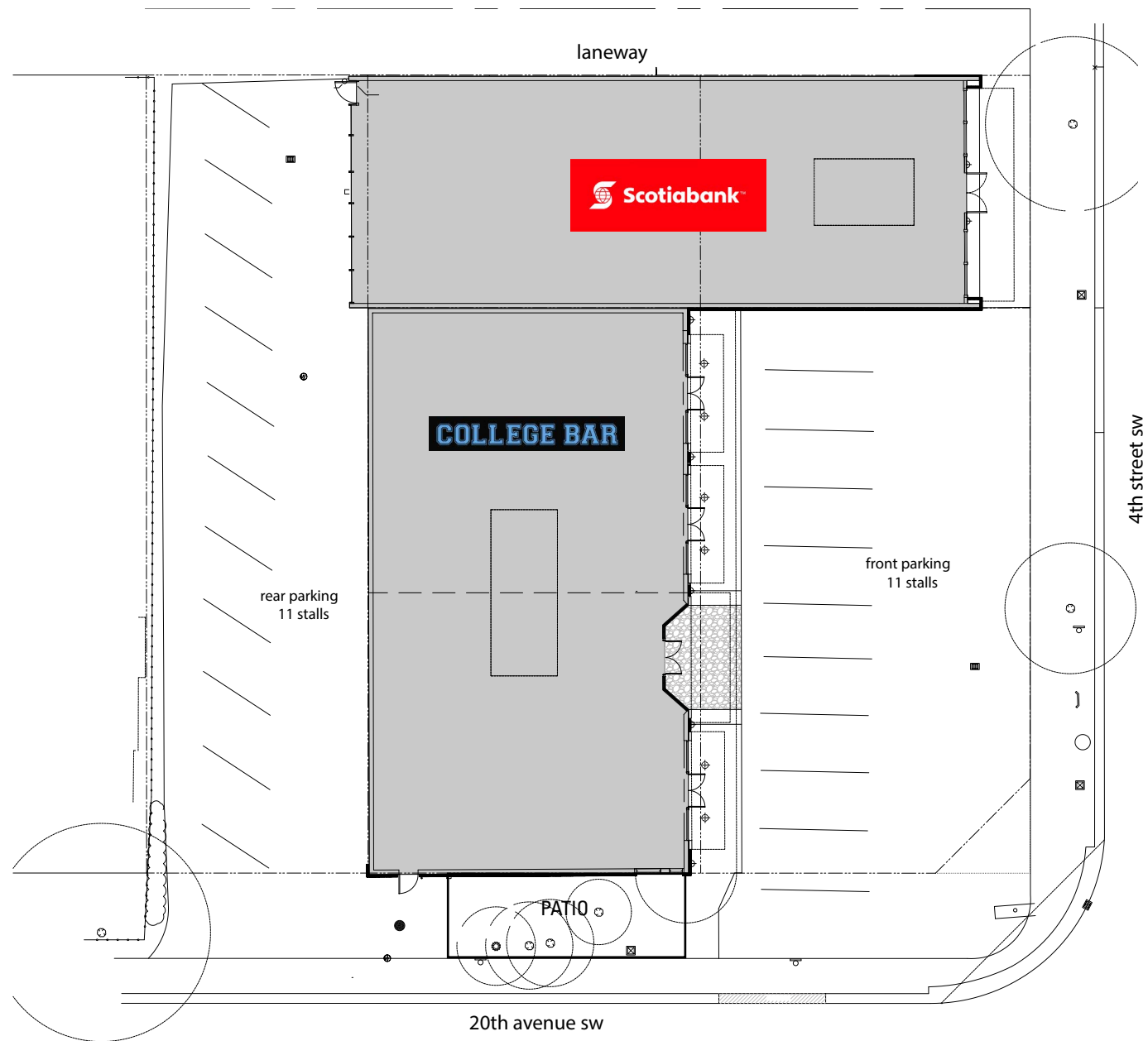
Operating Costs	\$ 7.14 PSF
Property Tax	\$ 11.12 PSF
Total	\$ 18.26 PSF

Premises Utilities	Seperately Metered
Management Fee	Based on 5% gross rent

TENANTS



SITE PLAN



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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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.

