

A wide-angle photograph of the interior of Gulf Canada Square, a modern multi-level shopping mall. The image shows a large, open atrium with a prominent wooden staircase and a curved wooden walkway in the foreground. The upper levels are visible, with glass railings and people walking. The ceiling is high with recessed lighting. A sign for "Credit Union" is visible on the upper level.

RETAIL SPACE FOR LEASE

# GULF CANADA SQUARE

4019 Avenue SW, Calgary, Alberta

Retail Availability:

Unit 207K - 352 SF

Unit 235 - 4,490 SF

HEATHER WIETZEL

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## ABOUT

# BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Revitalization scheduled for exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, World Gym, Pronto Pizza-Pasta, LifeMark, Method Dental

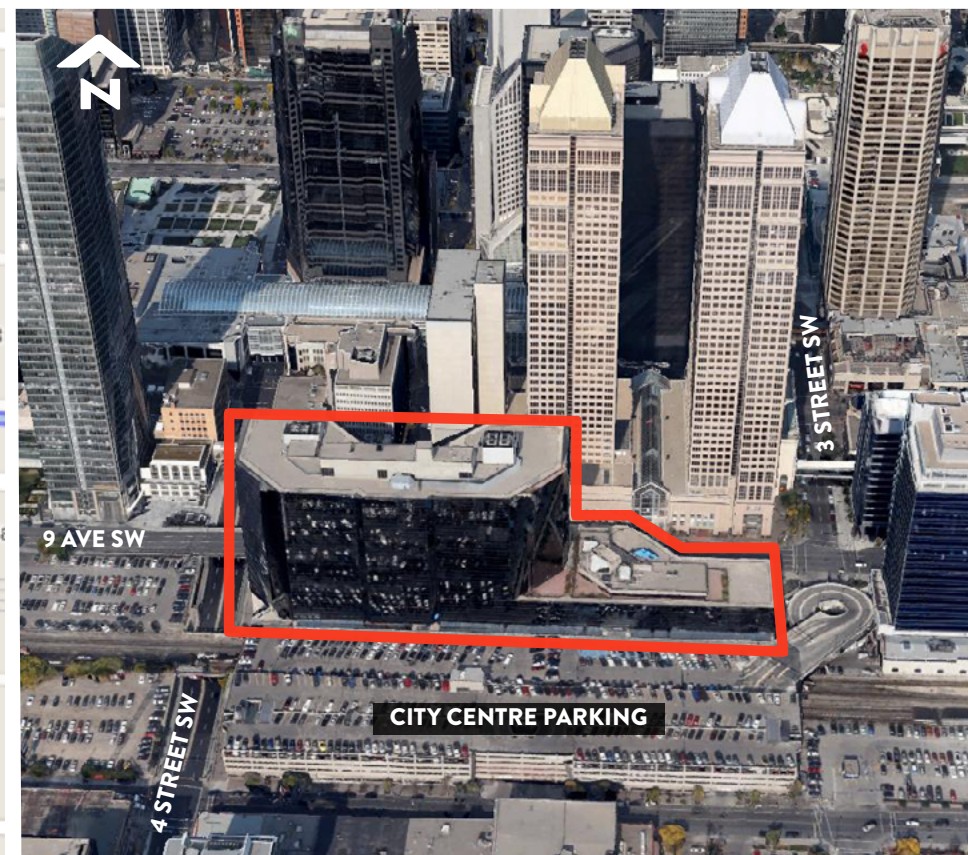
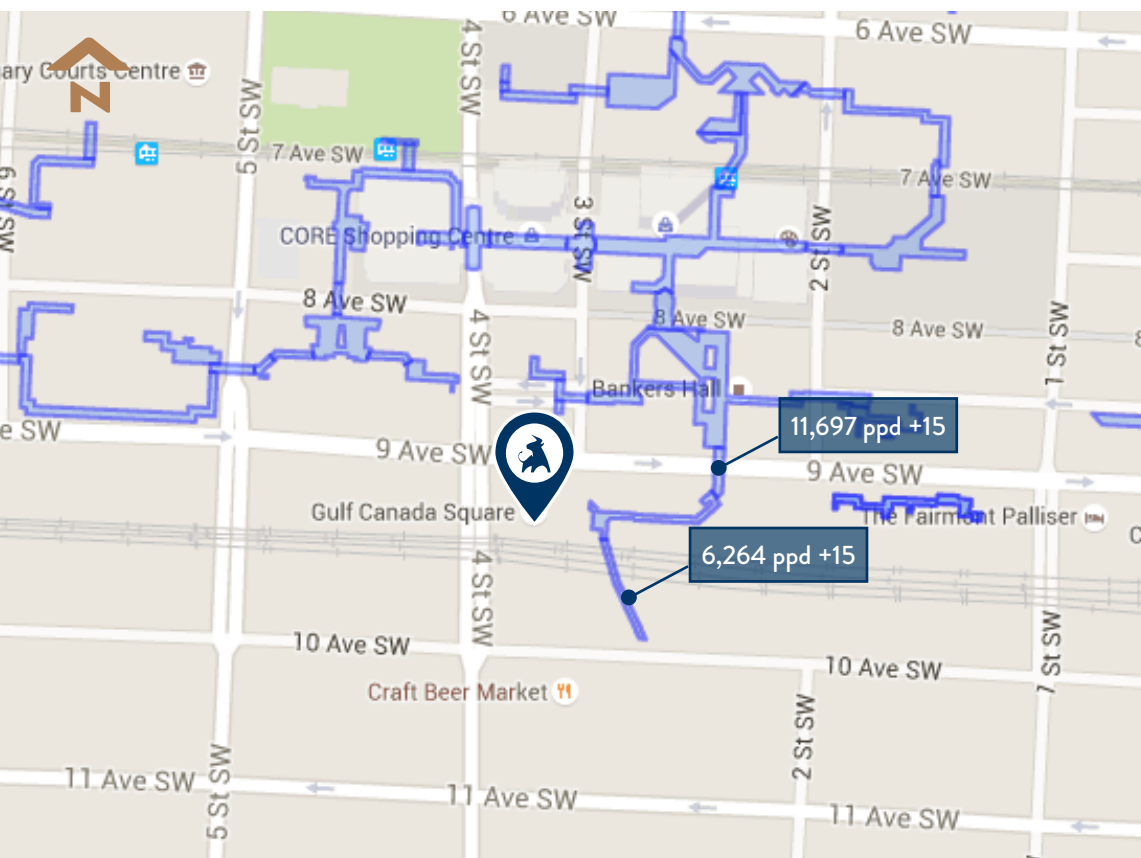




## ABOUT

# LOCATION HIGHLIGHTS

- Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- Plus 15 connection to Penn West Plaza and Bankers Hall
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

**Downtown:** 18,980  
**300M Radius:** 1,301  
**Calgary:** 1,306,784



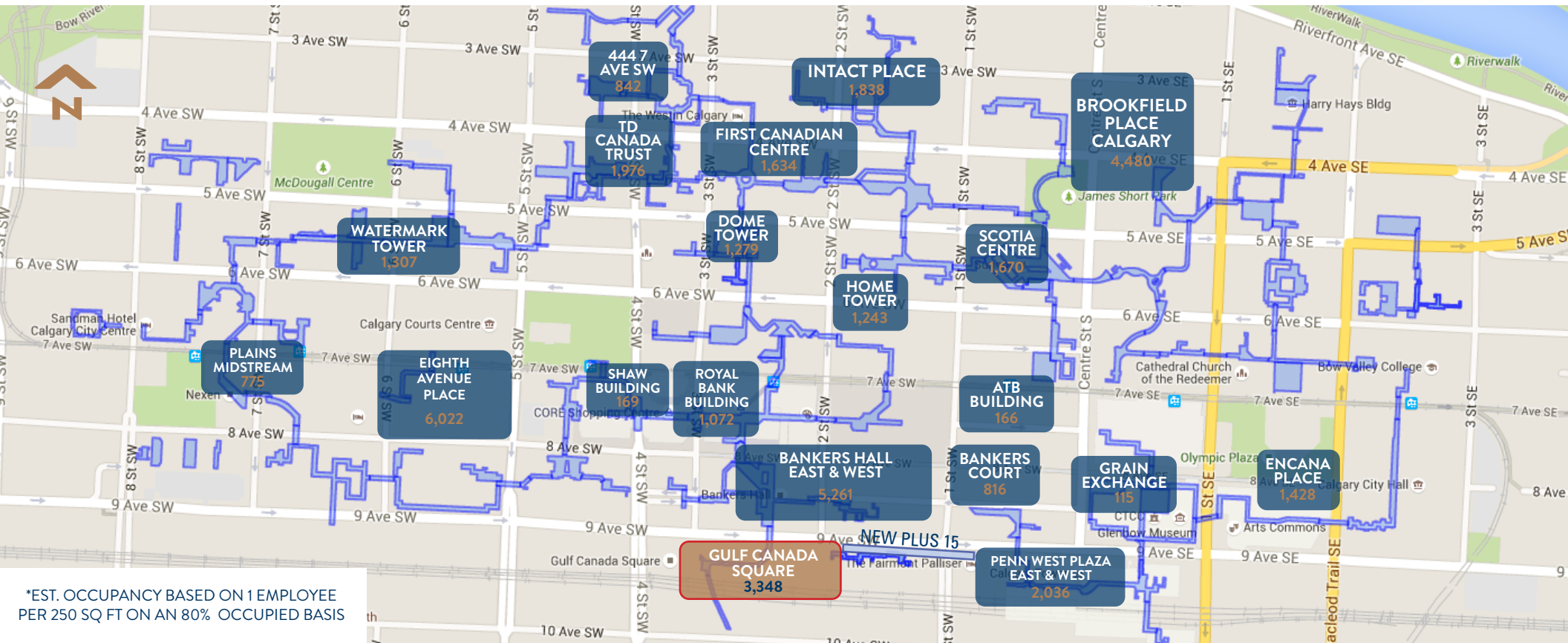
### DAYTIME POPULATION

**Downtown:** 110,062  
**300M Radius:** 15,658



### AVERAGE AGE

**Downtown:** 41.0  
**300M Radius:** 34.3  
**Calgary:** 38.8



\*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 1,125,780 sq ft  
Retail Size: 64,104 sq ft

## LANDLORD

GWL Realty Advisors

## ZONING

DC (Direct Control)

## PARKING

1,530 stalls (Attached Parkade)

## MUNICIPAL ADDRESS

401 9 Avenue SW, Calgary, Alberta

## YEAR BUILT

1978

## LEGAL DESCRIPTION

Plan: 9211836  
Block: 16  
Lot: 2



## ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 15.08 PSF
Property Tax	\$ 1.50 PSF
Total	\$ 16.58 PSF

## FOOD COURT COSTS

Operating Costs	\$ 15.08 PSF
Food Court Expenses	\$ 18.84 PSF
Property Tax	\$ 1.50 PSF
Total	\$ 35.42 PSF

Premises Utilities	Separately Metered
Management Fee	Included

## TENANTS

Tim Hortons

ALFORNO  
BAKERY & CAFÉ

servus  
credit union

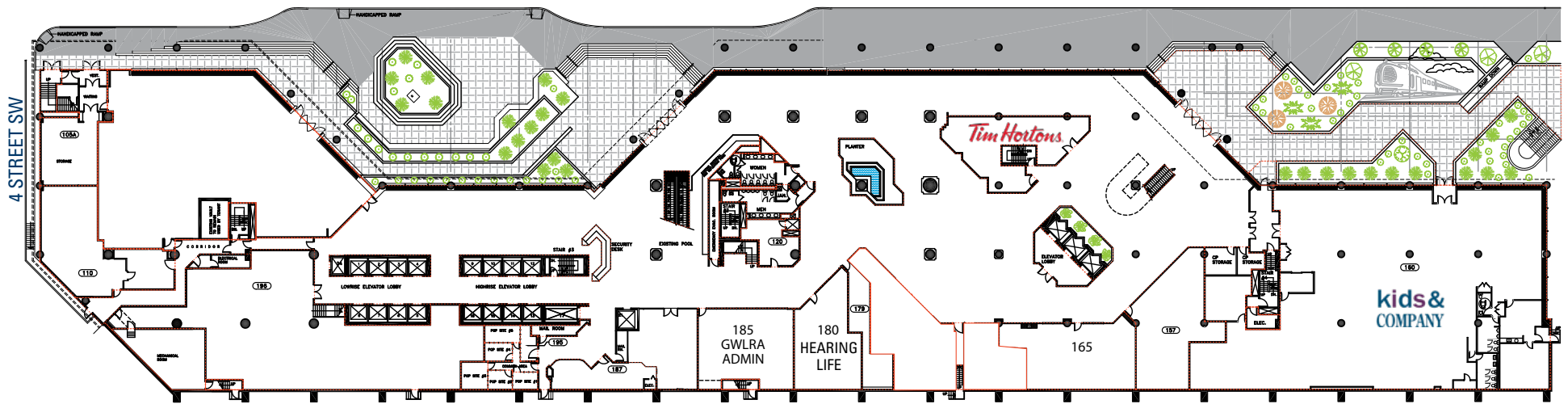
kids &  
COMPANY



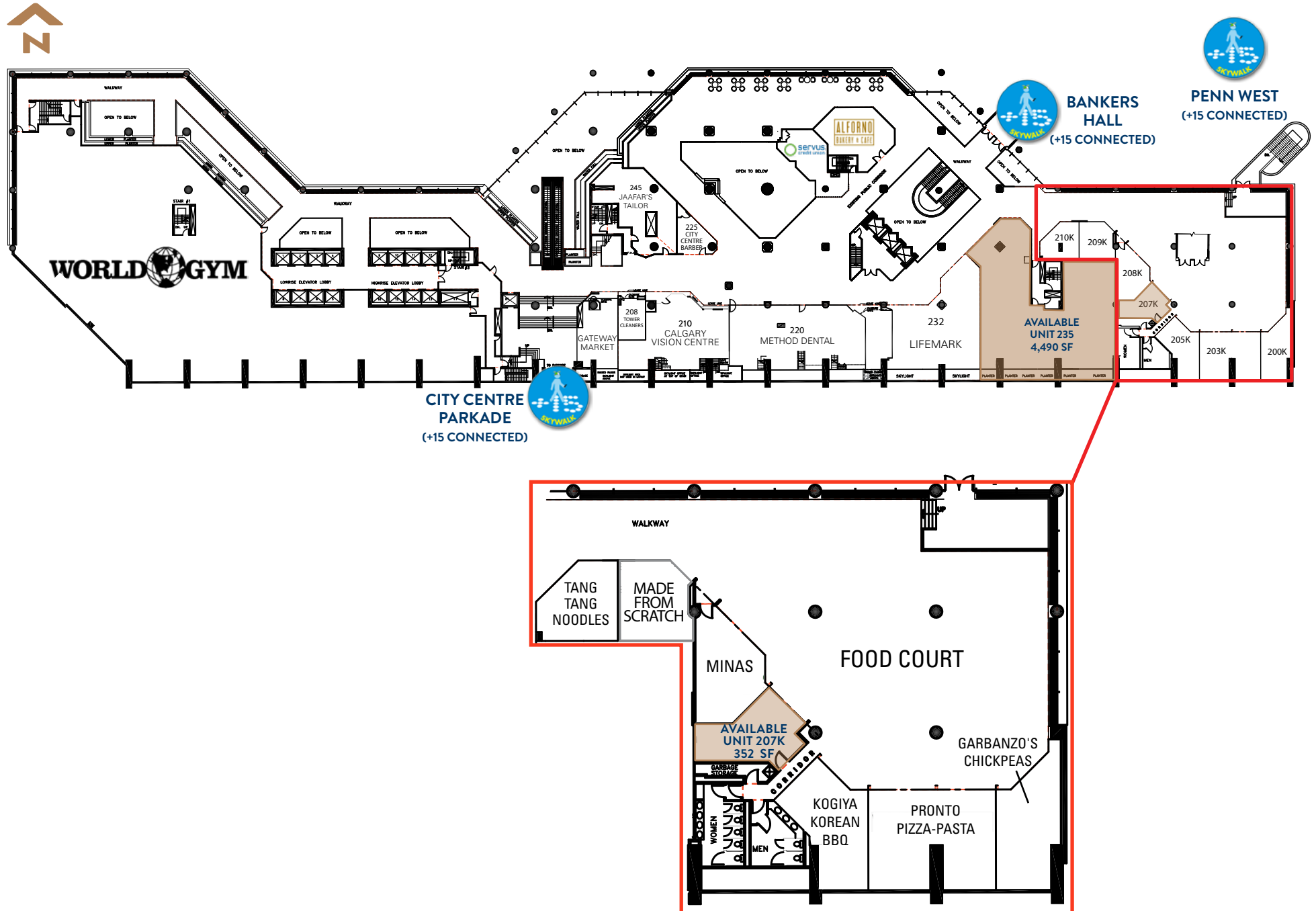
# MAIN FLOOR



9 AVENUE SW



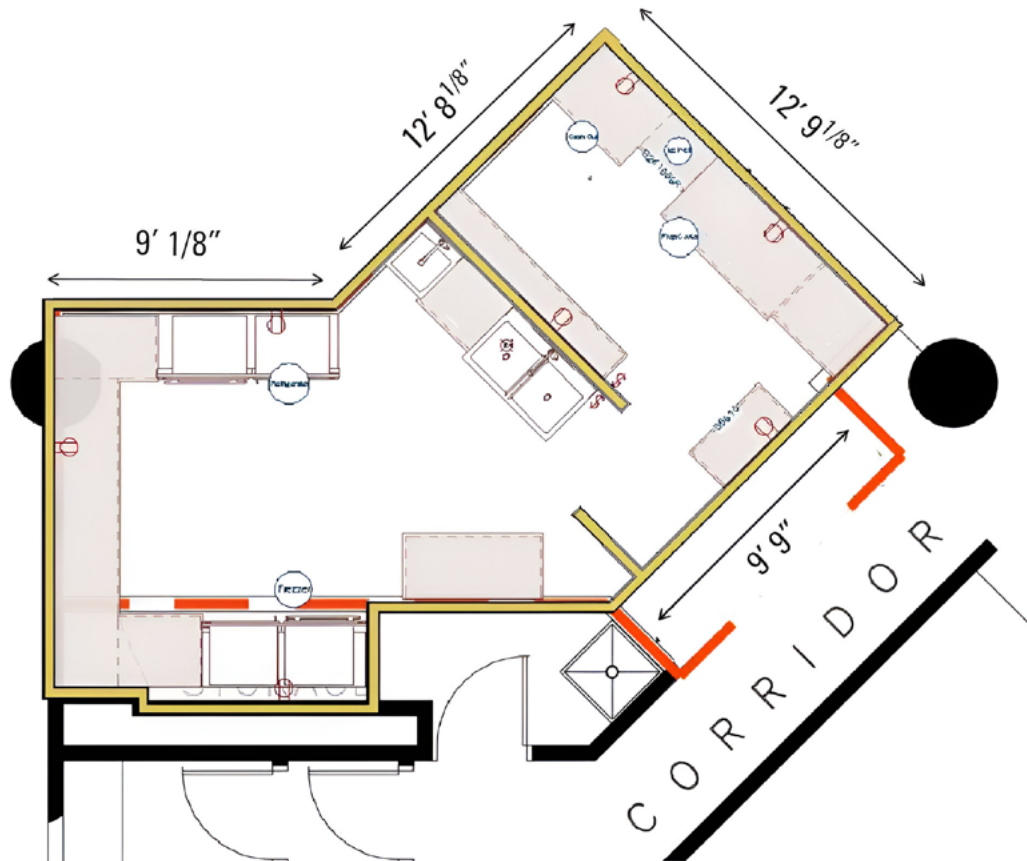






## UNIT PLAN

# UNIT #207K



## UNIT

207K

## RETAIL AREA

352 Square Feet

## CEILING HEIGHT

Front: 10' ; Rear: 9'6"

## POWER

600V

## HVAC

450 CFM Transfer Air Fan

## ECOLOGY UNIT

No

## WATER

1" Line

## GAS

1" Line

## SEWER

3" Line with Grease Trap

## LOADING

Freight Elevator

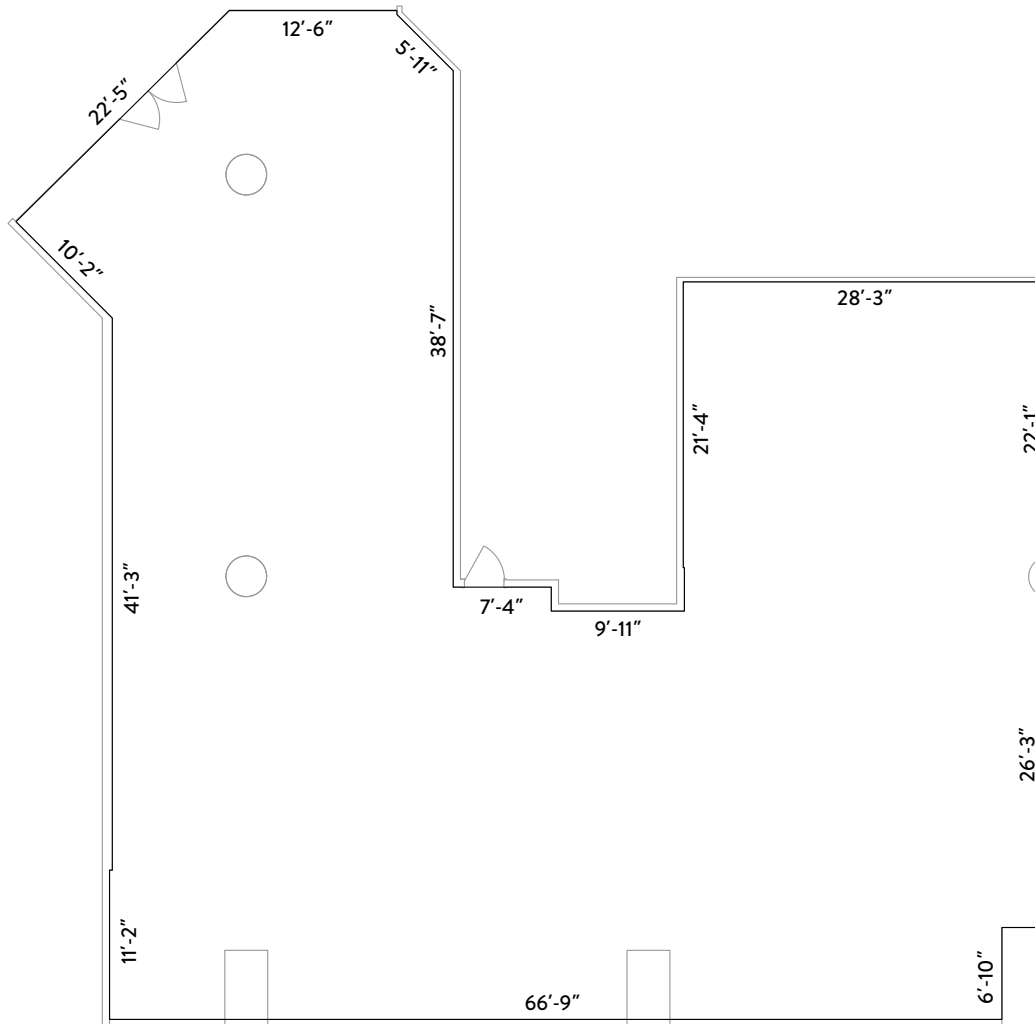
## GARBAGE

Food Court Washroom Corridor



## UNIT PLAN

# UNIT #235



## UNIT

235

## RETAIL AREA

4,490 Square Feet

## CEILING HEIGHT

Ranges from 8'1" to 13'5"

## POWER

225A, 120/208V, 42 Circuit Panel  
Fed from a 15 KVA transformer

## HVAC

4 Fan Coils Totalling 7 Tons

## ECOLOGY UNIT

No

## WATER

1" Line (TBC)

## GAS

Yes

## SEWER

Yes

## LOADING

Freight Elevator

## STORAGE

Available for Lease



## UNIT 235





## RECENT DEVELOPMENTS





## ADDITIONAL PHOTOS





## 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.

