



# MAXWELL BATES BLOCK

2207 4 Street SW, Calgary, Alberta

100% LEASED

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

BRITTANY BAKER

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## ABOUT

# BUILDING HIGHLIGHTS

Maxwell Bates Block is a first-class, mixed use development located in the heart of the Mission district.

- Major retail corridor with direct north/south access into downtown
- Excellent profile to busy 4th Street, which handles 15,000 cars a day
- Underground customer parking available



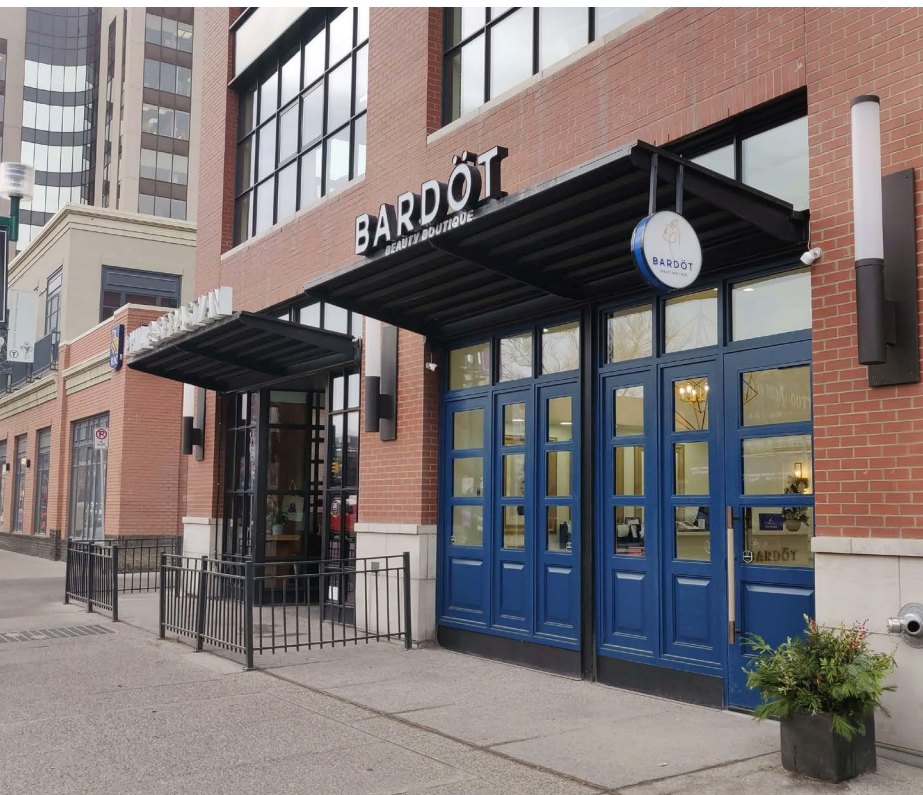


## ABOUT

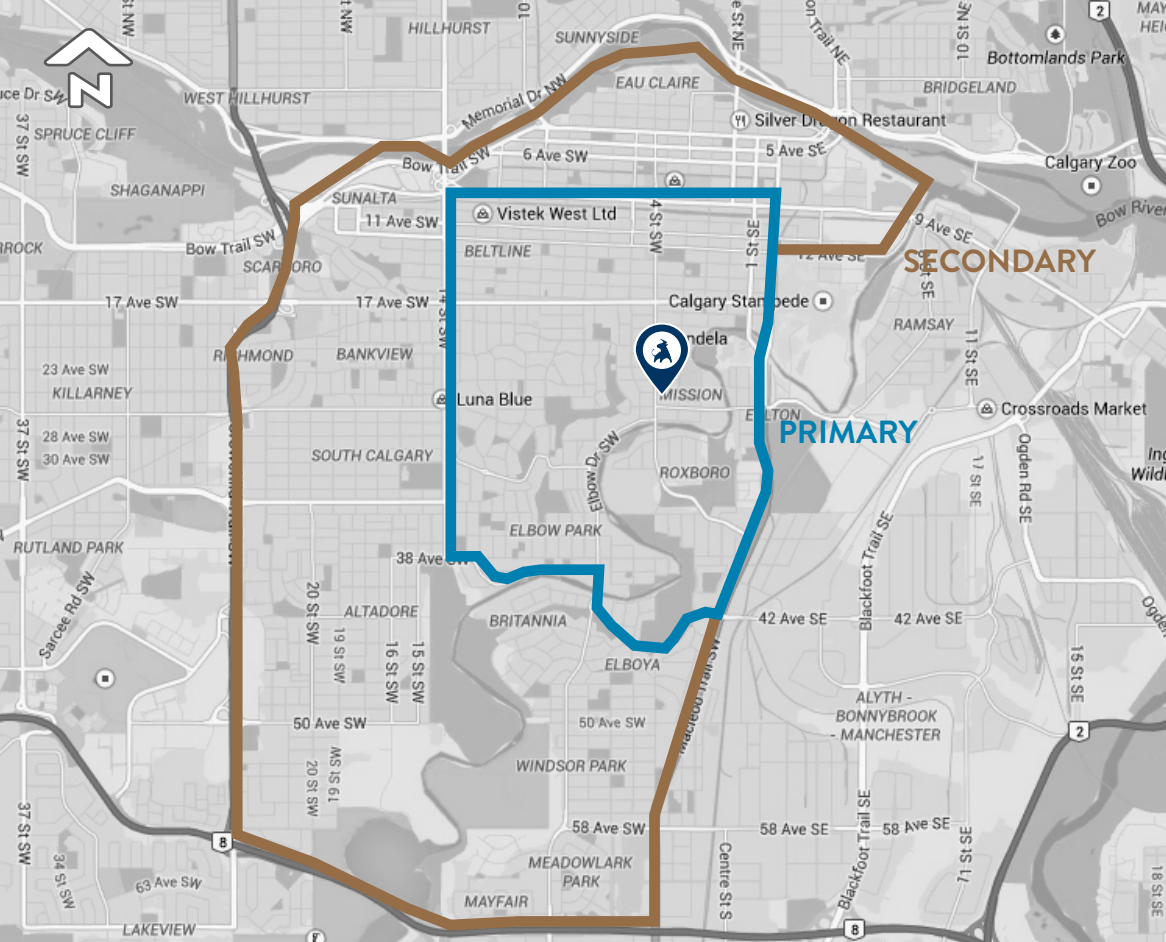
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Excellent exposure to 4th Street with great pedestrian connectivity
- Located on Calgary's "Restaurant Row" and surrounded by established retailers
- Close proximity to the communities of Mount Royal, Park Hill, Rideau Park, Cliff Bungalow and Elbow Park







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	44,427
Secondary:	103,049
Calgary:	1,306,784



### DAYTIME POPULATION

Primary:	72,889
Secondary:	211,048



### AVERAGE AGE

Primary:	38.6
Secondary:	39.2
Calgary:	38.8



### HOUSEHOLD INCOME

Primary:	\$127,565
Secondary:	\$134,372
Calgary:	\$129,000



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 34,392 sq ft  
Retail Size: 6,452 sq ft

## LANDLORD

CEB Investments

## ZONING

C-COR1

## PARKING

69 underground stalls

## MUNICIPAL ADDRESS

2207 4 Street SW, Calgary, Alberta

## YEAR BUILT

2013

## LEGAL DESCRIPTION

Plan: 4453L  
Block: 6  
Lot: 10 & 11



## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 10.90 PSF
Property Tax	\$ 6.54 PSF
<b>Total</b>	<b>\$ 17.44 PSF</b>

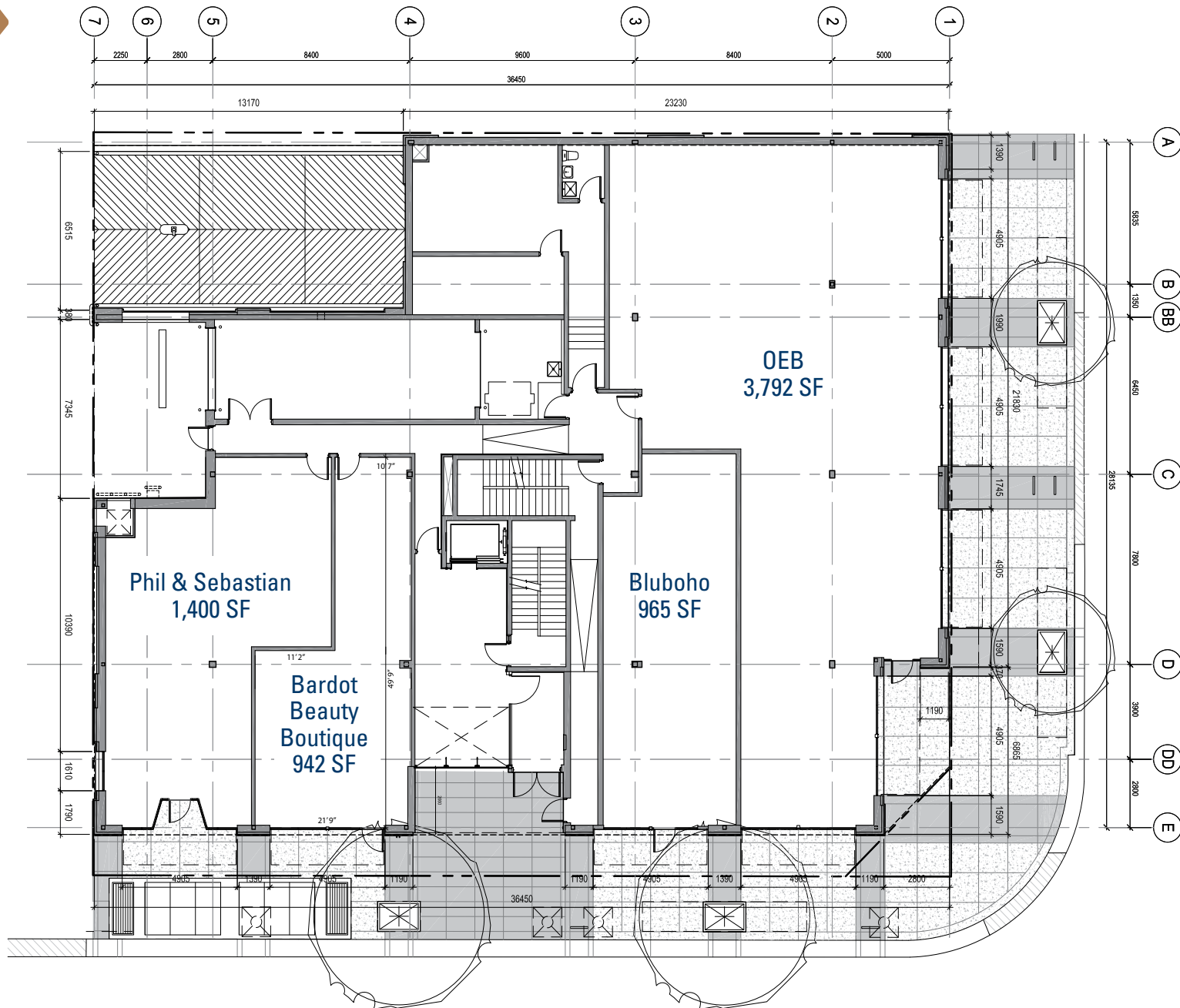
Premises Utilities	Seperately Metered
Management Fee	5% of gross rent

## TENANTS





MAIN FLOOR



22 AVENUE SW

## 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.

