



MAXWELL BATES BLOCK

2207 4 Street SW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

PAUL MCCLOY

Direct: (403) 206-2132
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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



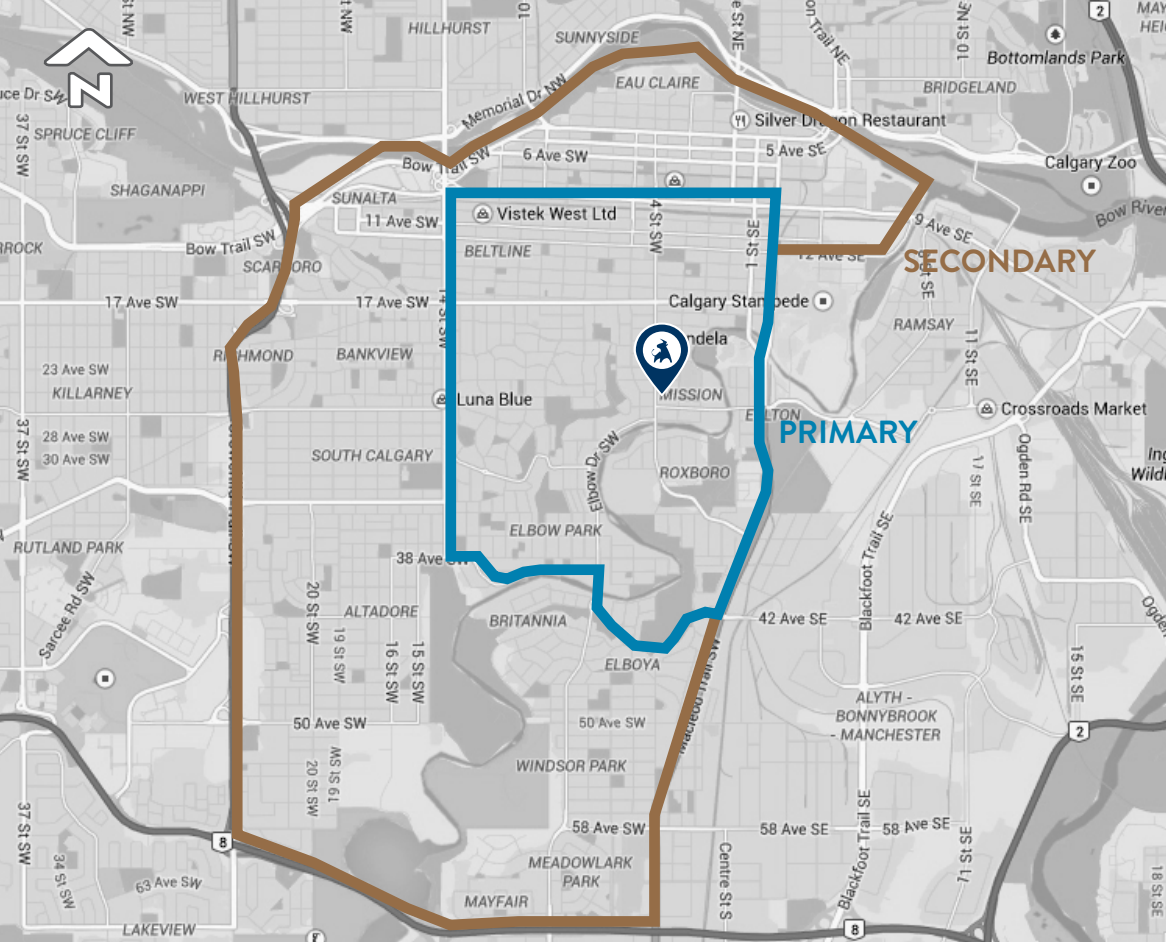
ABOUT

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

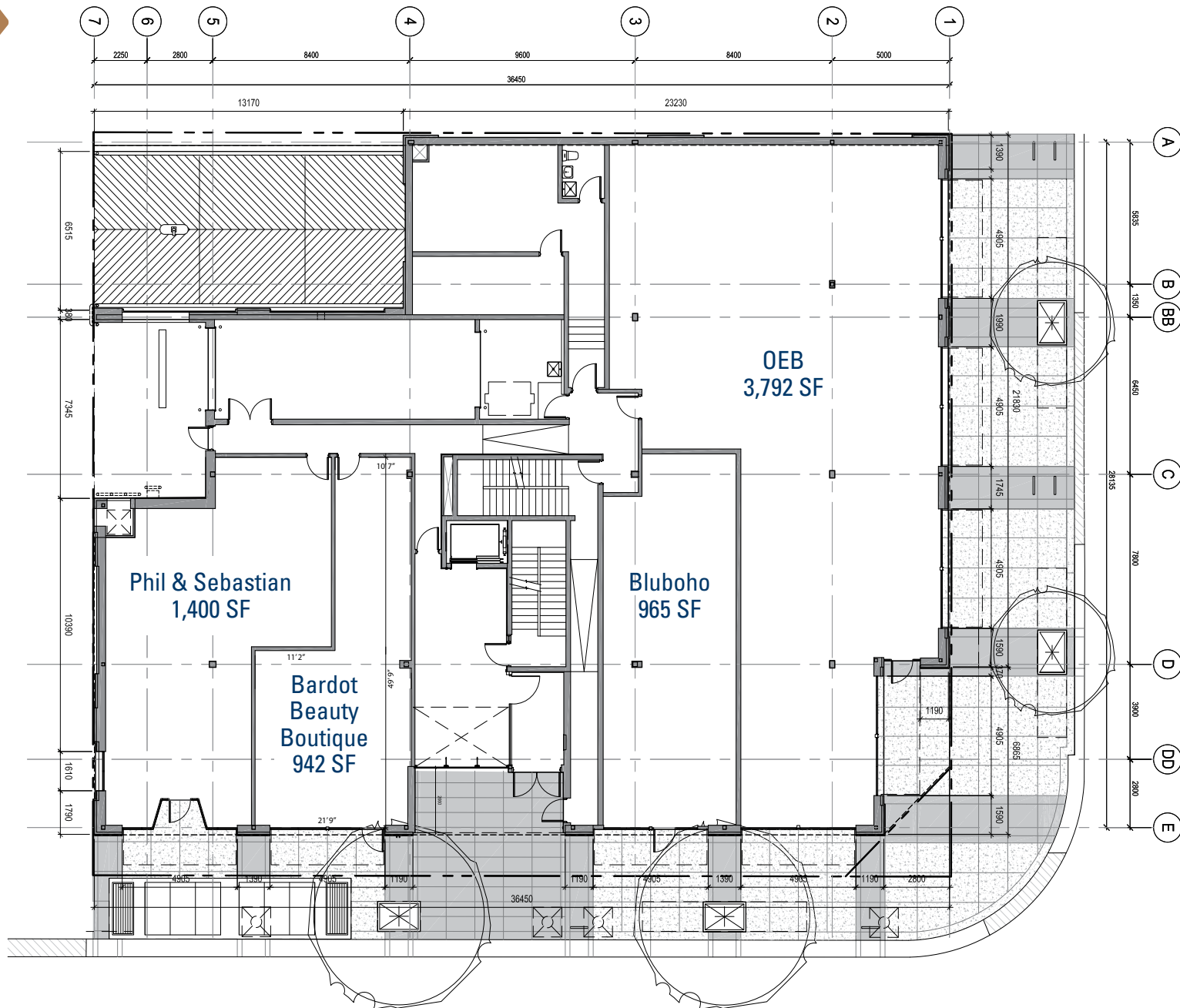
Operating Costs	\$ 10.90 PSF
Property Tax	\$ 6.54 PSF
Total	\$ 17.44 PSF

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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Calgary, Alberta, T2R 1L9



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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.

