

# TROLLEY SQUARE

508 24 Avenue SW, Calgary, Alberta

100% LEASED

**BRITTANY BAKER** 

Mobile: (403) 629-4662 bbaker@taurusgroup.com



#### **ABOUT**

## BUILDING HIGHLIGHTS

Trolley Square showcases three levels of retail, contributing to the vibrancy of 4th Street SW.

- > Zoned for medical uses
- Customer parking stalls with direct access to the space
- > Excellent profile to busy 4th Street, which handles 15,000 cars a day
- Signage available along 4th Street with direct access off of 24th Avenue

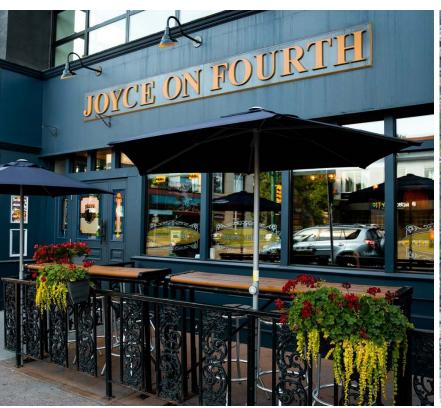


#### **ABOUT**

## LOCATION HIGHLIGHTS

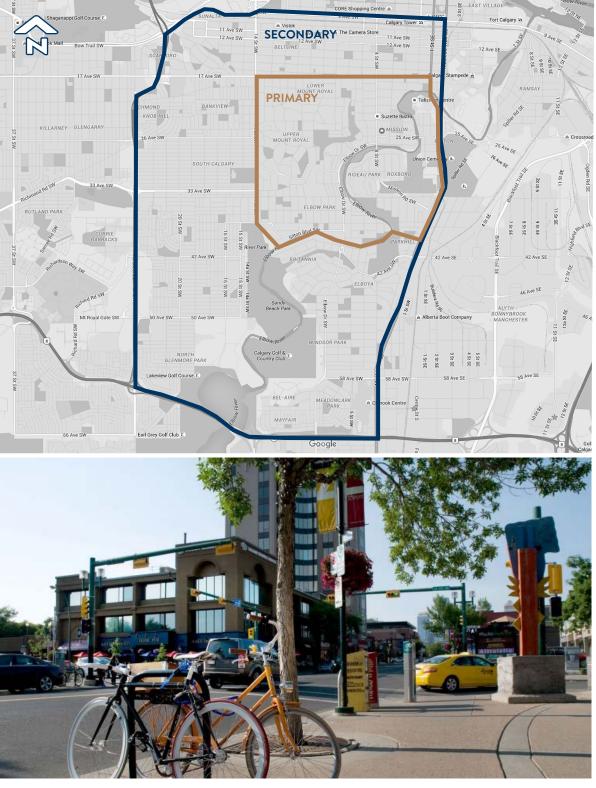
- > Heart of the trendy Mission district
- Strong weekday and weekend traffic drawn from downtown through 4th Street

> Close proximity to affluent communities of Mount Royal, Park Hill, Rideau Park, Cliff Bungalow and Elbow Park





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#### **COMMUNITY**

# DEMOGRAPHIC DATA



#### **POPULATION**

Primary: 18,060 Secondary: 82,263 Calgary: 1,306,784



#### **AVERAGE AGE**

 Primary:
 40.6

 Secondary:
 38.7

 Calgary:
 38.8



#### **HOUSEHOLD INCOME**

 Primary:
 \$188,751

 Secondary:
 \$145,140

 Calgary:
 \$129,000

#### **BUILDING**

## **PROPERTY DETAILS**

#### **CENTRE SQUARE FOOTAGE**

Building Size: 34,446 sq ft Retail Size: 9,082 sq ft

#### **LANDLORD**

**CEB** Investments

#### ZONING

DC (Direct Control)

#### **PARKING**

78 customer stalls

#### **MUNICIPAL ADDRESS**

508 24 Avenue SW, Calgary, AB

#### **YEAR BUILT**

1963

#### **LEGAL DESCRIPTION**

Plan: 4453L Block: 7 Lot: 10-13



**TENANTS** 







#### **CONNECT WITH US**

### **CONTACT**

#### **GENERAL**

- Corporate: (403) 206-2131 Leasing: (403) 206-2130
- Suite 1150, 333 11 Avenue SW, Calgary, Alberta, T2R 1L9
- inquiries@taurusgroup.com
- taurusgroup.com

#### **ABOUT THIS LISTING**

#### **BRITTANY BAKER**

- Direct: (403) 629-4662
- Suite 1150, 333 11 Avenue SW, Calgary, Alberta, T2R 1L9
- bbaker@taurusgroup.com



## 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.