

RETAIL SPACE FOR LEASE



# TROLLEY SQUARE

508 24 Avenue SW, Calgary, Alberta

100% LEASED

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

PAUL MCCLOY

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## 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

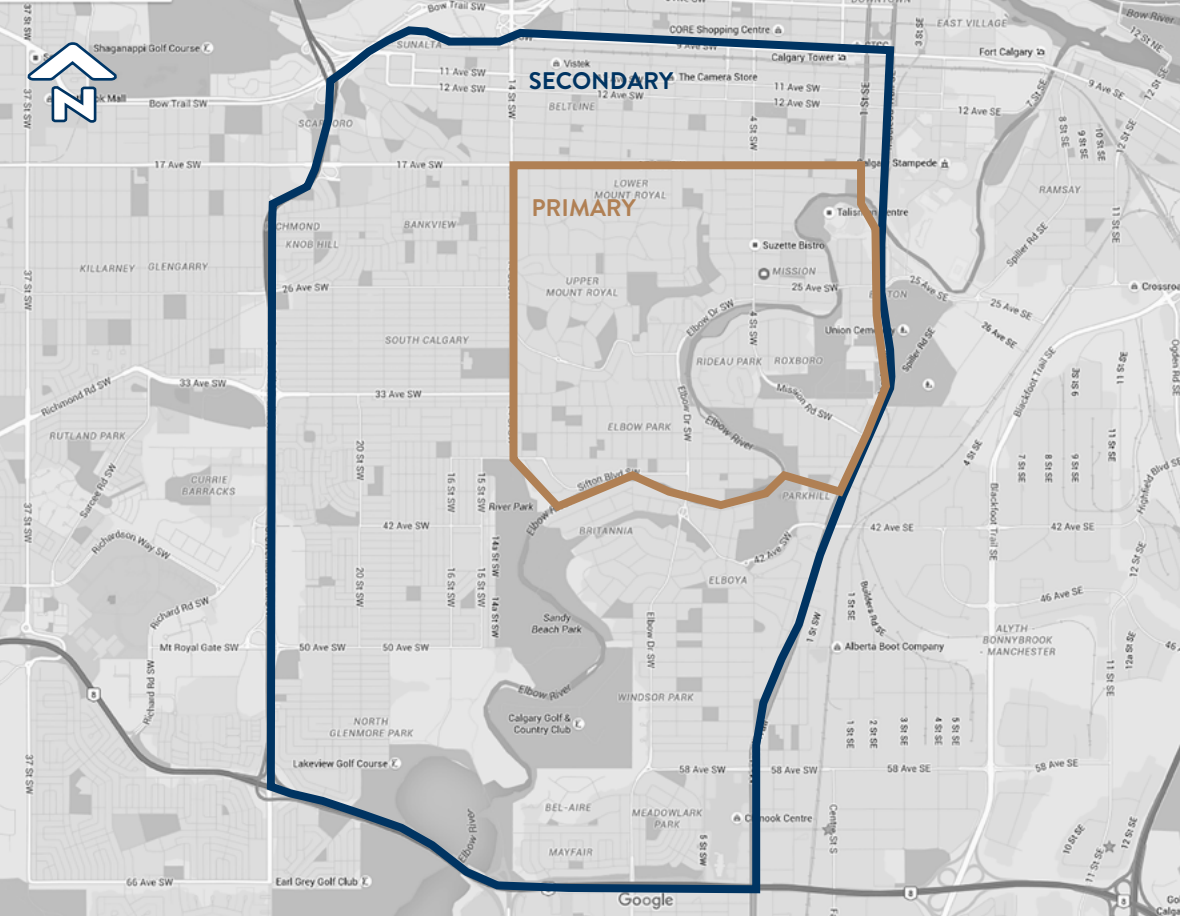
[VIEW ON GOOGLE MAPS](#)

- 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



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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.

