



# KEYNOTE R2

225 11 Avenue SE, Calgary, Alberta

Retail Availability: 4,787 SF

[VIEW VIRTUAL TOUR](#)

HEATHER WIETZEL

Direct: (403) 206-6046  
[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

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





## ABOUT

# BUILDING HIGHLIGHTS

Keynote R2 is a mixed-use building within the Keynote Urban Village complex. This tower is connected to a 29-storey residential tower with 250 suites.

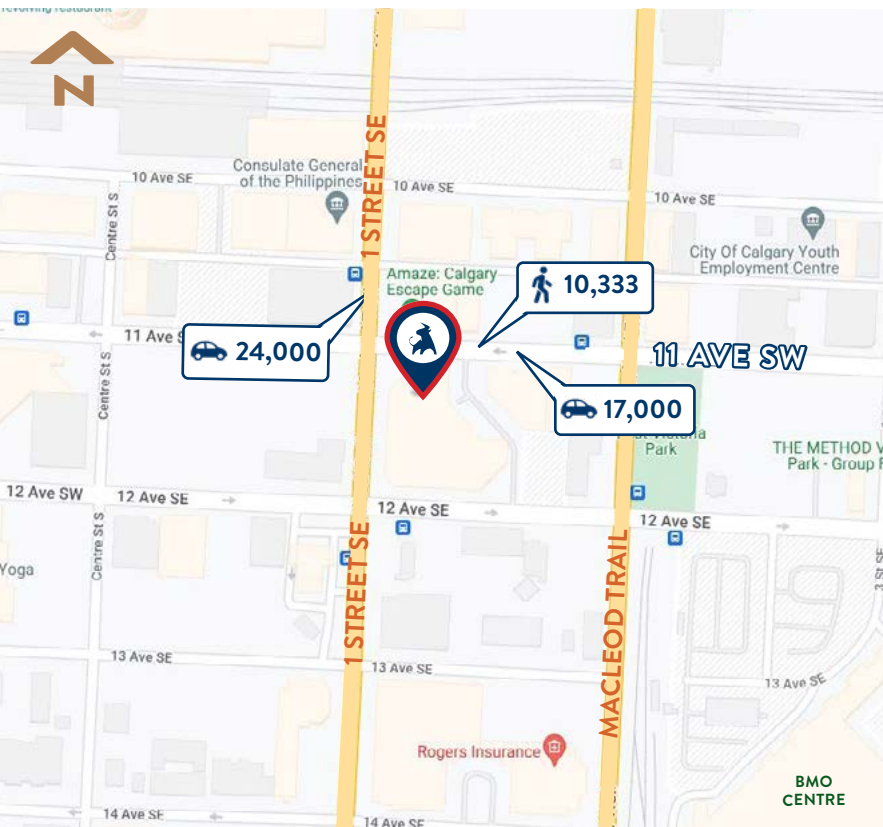
- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Anchored by Sunterra Market, an office tower and two residential towers
- Targeting a full-service restaurant; space has a fully-equipped kitchen



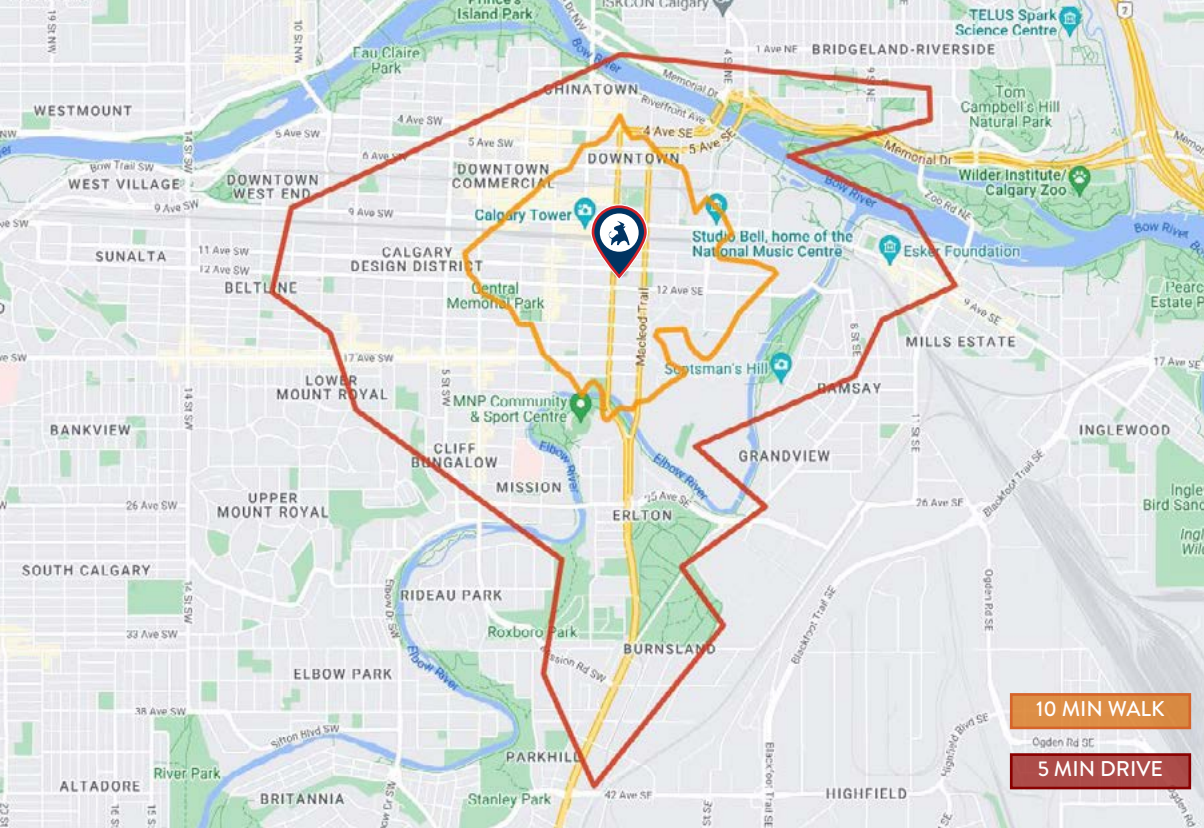


# ABOUT LOCATION HIGHLIGHTS

- > Situated between downtown commercial core and Victoria Park, offering exposure to a lively daytime and nightlife scene
- > Convenient proximity to the downtown core, LRT, Calgary Stampede, Arts Commons and MNP Community & Sport Centre
- > Strong traffic counts in the area with over 40,000 vehicles and 10,000 pedestrians passing the site daily
- > Steps away from several highly acclaimed eateries including: Carnidale, Ten Foot Henry, Teatro, First Street Market and Yellow Door Bistro







COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

10 Min Walk: 9,033  
 5 Min Drive: 42,375  
 Calgary: 1,306,784



## DAYTIME POPULATION

10 Min Walk: 38,254  
 5 Min Drive: 147,131



## AVERAGE AGE

10 Min Walk: 38.8  
 5 Min Drive: 39.4  
 Calgary: 38.8



## HOUSEHOLD INCOME

10 Min Walk: \$ 84,724  
 5 Min Drive: \$ 94,909  
 Calgary: \$129,000





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail Size: 4,787 SF

## LANDLORD

Triovest Realty Advisors

## ZONING

DC (Direct Control)

## PARKING

Street side parking & paid underground parking ; 1 stall per 1,563 sq ft

## MUNICIPAL ADDRESS

225 11 Avenue SE, Calgary, AB

## YEAR BUILT

2012

## LEGAL DESCRIPTION

Plan: 1311780

Block: 80

Lot: 48 Excepting thereout all  
mines and minerals



ADDITIONAL RENT 2023 ESTIMATES	
Operating Costs	\$ 9.57 PSF
Property Tax	\$ 5.39 PSF
<b>Total</b>	<b>\$14.96 PSF</b>
Premises Utilities	Seperately Metered
Management Fee	Included

## TENANTS WITHIN KEYNOTE COMPLEX



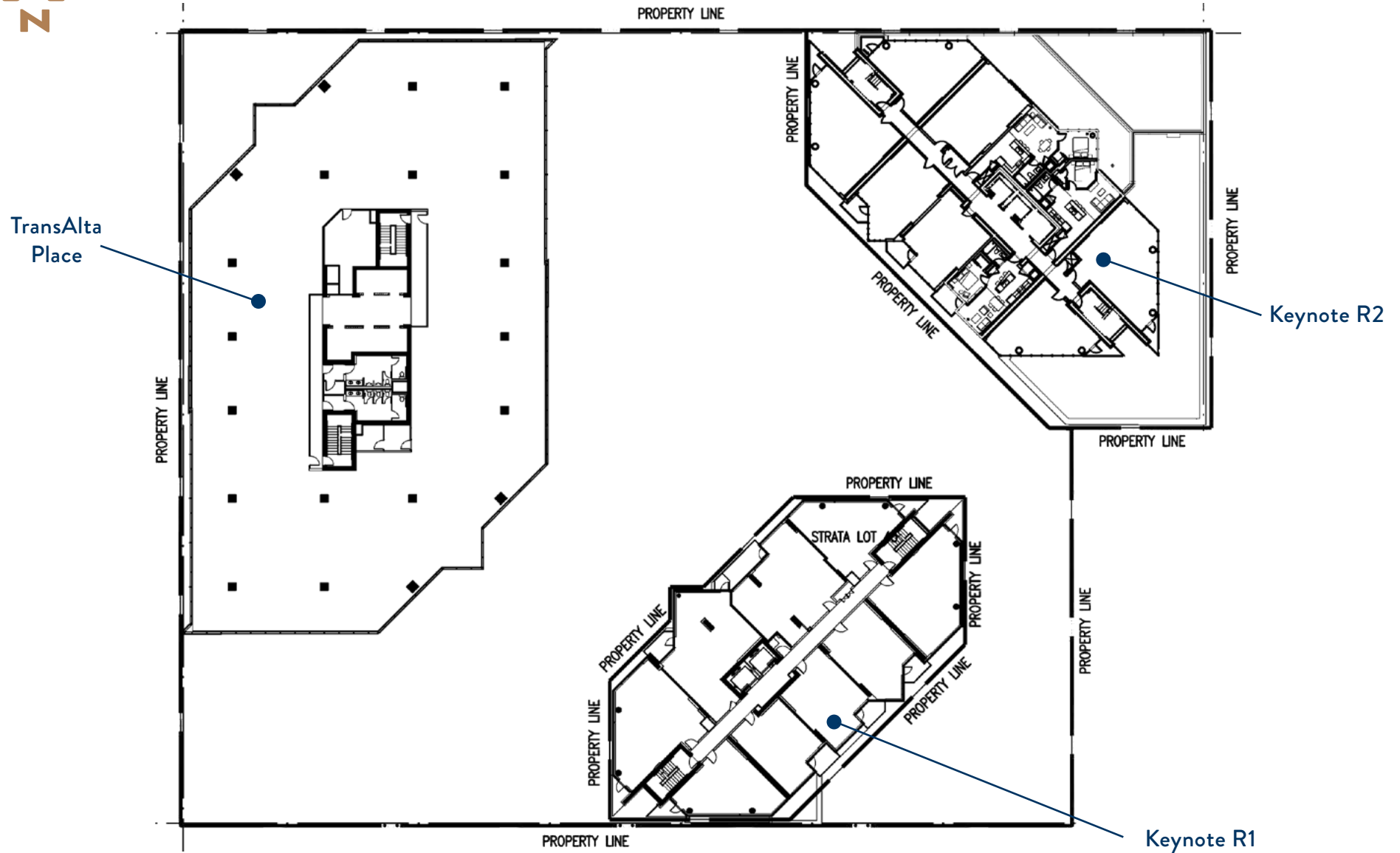
**SUNTERRA**  
market



**MUSE**  
aesthetics



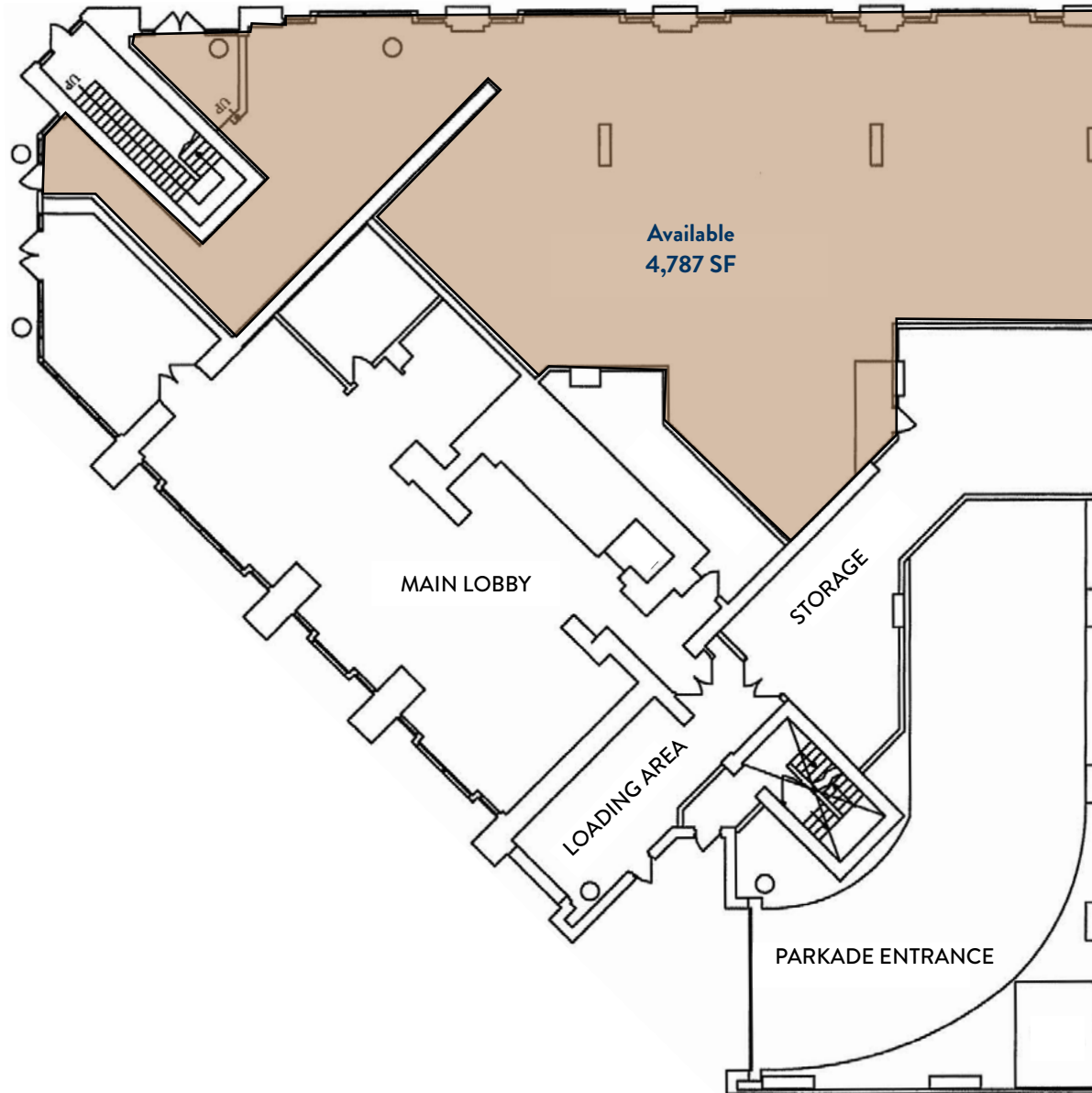
# SITE PLAN - KEYNOTE URBAN VILLAGE



# FLOOR PLAN - MAIN LEVEL - KEYNOTE R2

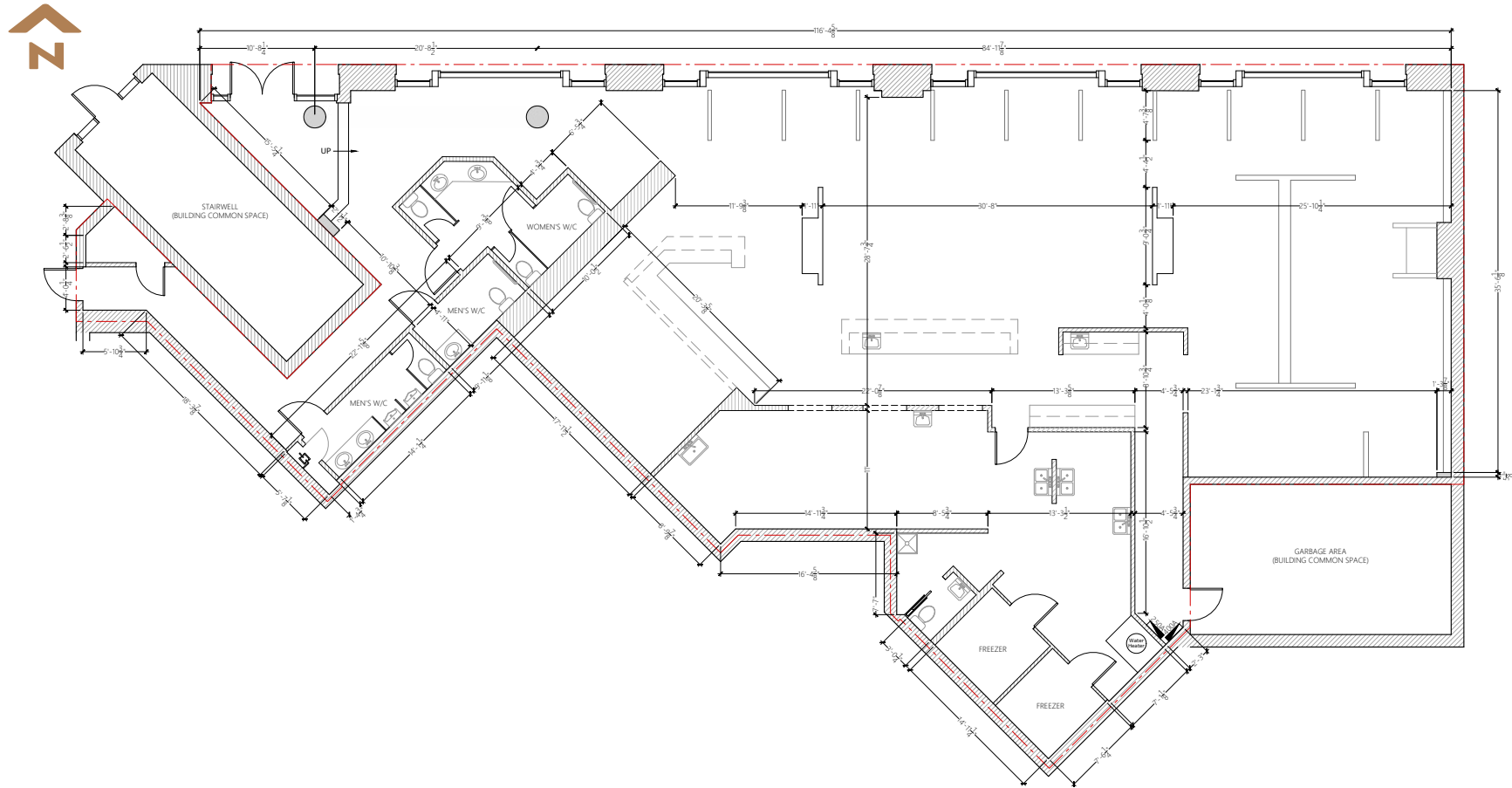


11 AVENUE SE



MACLEOD TRAIL SE





## RETAIL AREA

4,787 square feet

## CEILING HEIGHT

19'

## POWER

600A

## MUA

4,400 CFM

## KITCHEN EXHAUST

2 Units - 600 CFM ea.

## WATER

Yes

## SEWER

Yes

## GAS

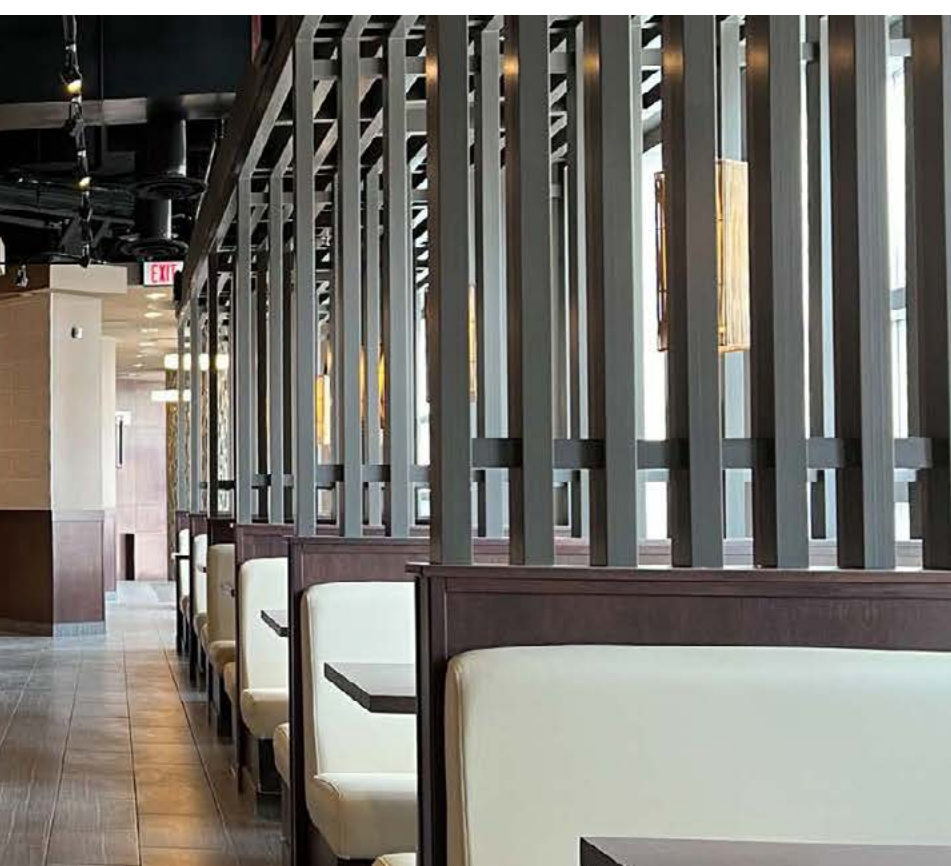
Yes

## GARBAGE

Loading Dock



# INTERIOR



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](mailto:inquiries@taurusgroup.com)



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ABOUT THIS LISTING

HEATHER WIETZEL



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Calgary, Alberta, T2R 1L9



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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.

