



BRITANNIA PLAZA

812A 49 Avenue SW, Calgary, Alberta

Retail Availability:
Unit 812A - 1,248 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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



ABOUT

BUILDING HIGHLIGHTS

Britannia Plaza offers a boutique merchandising mix with a selection of exclusive and local retail businesses.

- Facing 49th Ave SW, situated between Elbow Drive SW and 8th St SW with 26,000 vehicles passing the site daily
- The centre offers: beauty and health services, sit down and quick service restaurants, wine shop, fashion, home décor, books and medical
- Shadow-anchored by Sunterra Market
- Average household income in centre's primary trade area is more than double of the city's average
- Targeted uses for vacancy: beauty/spa/wellness; specialty food; dessert/bakery; jewelry and fashion



Native Tongues Taqueria

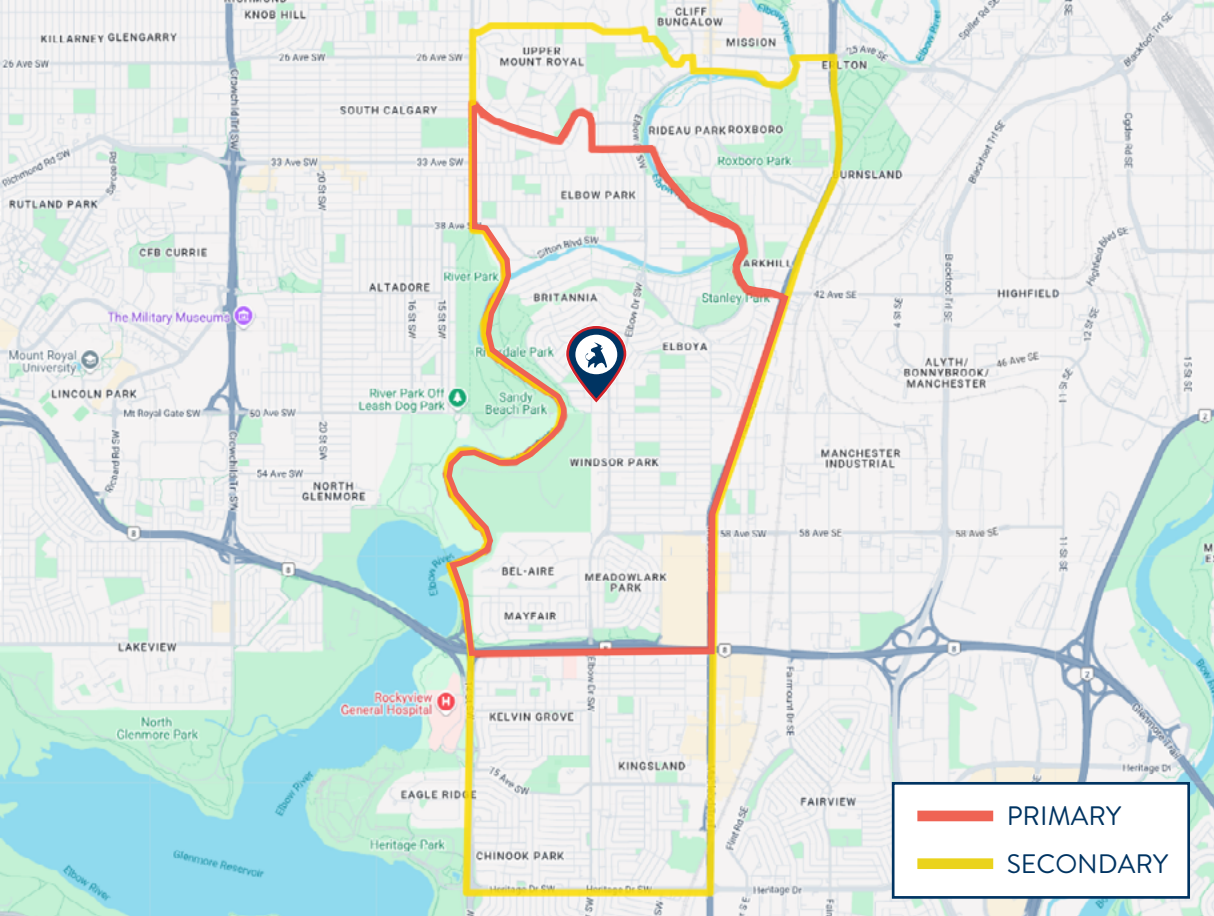
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Situated in the affluent and historical neighborhood of Britannia, featuring the Calgary Golf and Country Club, Crescent Park, Sandy Beach Park and the Elbow River Pathway
- Five minute drive from Chinook Centre, Calgary's largest shopping mall
- Five educational institutions in a 15 minute walk radius: St. Anthony School, Elboya School, Calgary Montessori Britannia School, Providence and Windsor Park School
- Strong residential population, with over 12,000 people living within the primary trade area





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary	12,197
Secondary:	24,659
Calgary:	1,306,784



DAYTIME POPULATION

Primary:	14,826
Secondary:	28,288



POST-SECONDARY EDUCATION

Primary:	79.4%
Secondary:	77.6%
Calgary:	71.0%



HOUSEHOLD INCOME

Primary:	\$259,553
Secondary:	\$227,212
Calgary:	\$129,000



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Centre Size: 25,939 square feet

MANAGED BY

Riverpark Properties Ltd.

ZONING

C-COR1

YEAR BUILT

1955

PARKING

155 Total Stalls - 63 stalls with 2-hour parking along 49th Avenue SW;
92 stalls with 2-hour parking behind site

LEGAL DESCRIPTION

Plan: 3700 G.O.

Block: 4

Lot: Easterly 6.4 Feet of 7, All Lots 5 & 6



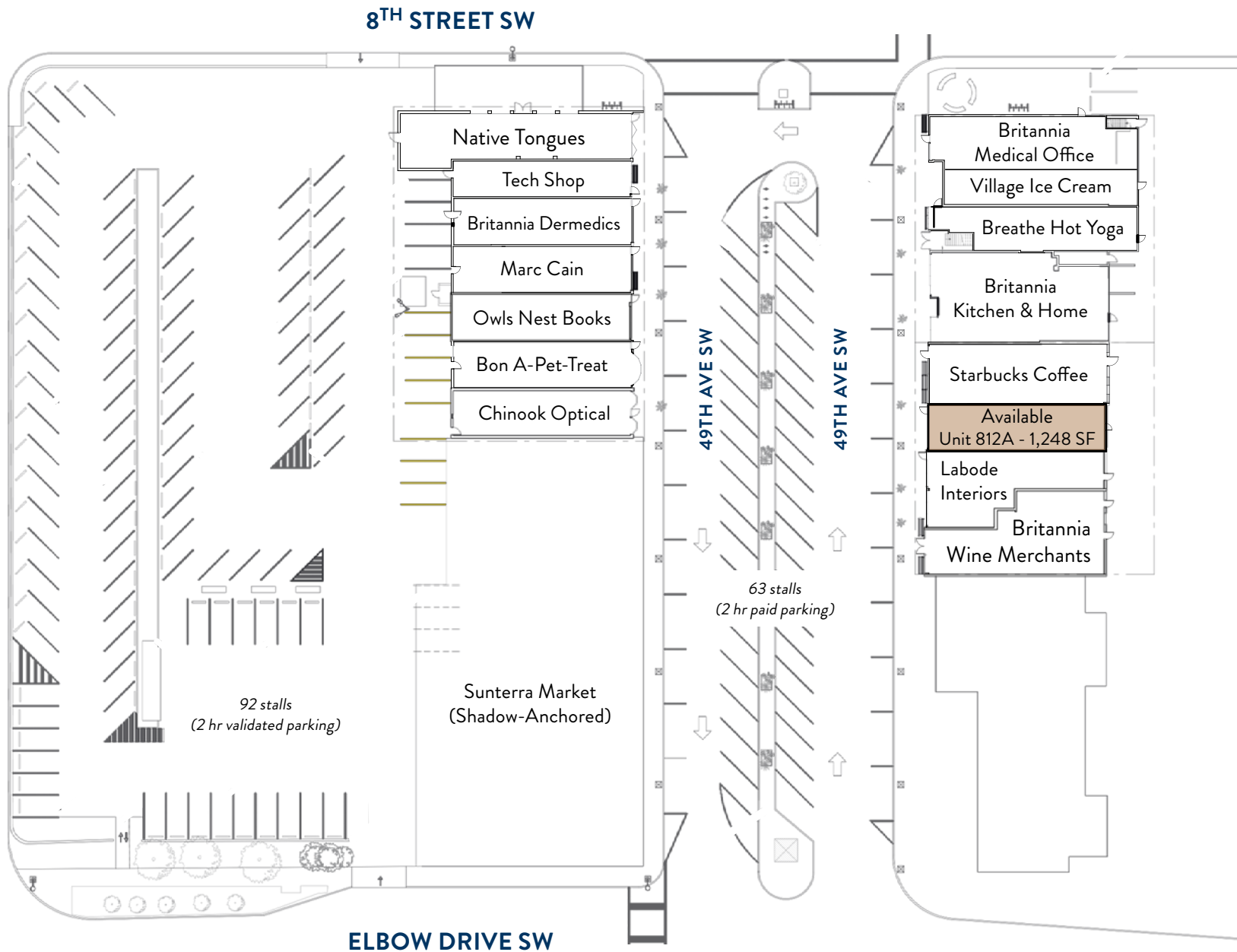
ADDITIONAL RENT 2025 ESTIMATES

Total	\$ 22.28 PSF
Premises Utilities Management Fee	Separately Metered 5% of Base Rent

CO-TENANCIES:

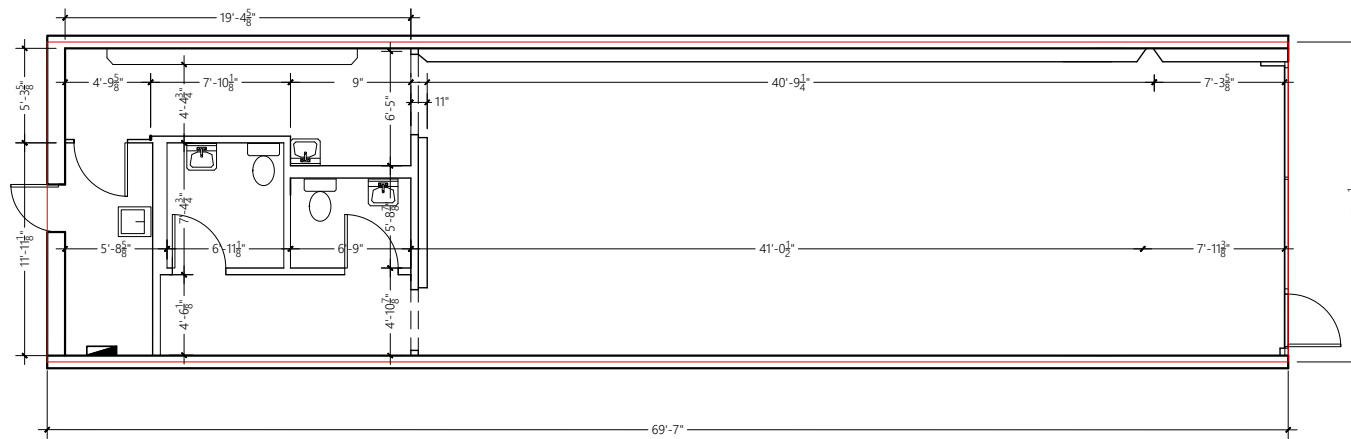


SITE PLAN



UNIT PLAN

UNIT #812A



UNIT

812A

RETAIL AREA

1,248 Square Feet

CEILING HEIGHT

Front Area: 8'1"

Back Area:

U/S of Metal Deck: 10'2"

U/S of Joist: 9'4"

POWER

100A, 240V, Phase 3

WATER

Yes

SEWER

Yes

GAS

Yes

GARBAGE

Rear of Premises

LOADING

Rear of Premises

SIGNAGE

Pylon Signage Opportunity

PARKING

Two stalls dedicated to

Tenant at Rear of Premises

UNIT 812A (AVAILABLE PREMISES)



ADDITIONAL PHOTOS



Village Ice Cream



Labode Shoppe & Interiors



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

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



hwietzel@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.

