



# ABERDEEN MARKET

1919 4 Street SW, Calgary, Alberta

100% LEASED

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





## ABOUT

# BUILDING HIGHLIGHTS

- Located in the heart of the Mission district
- Free front and rear customer parking stalls
- Exposure to over 17,000 vehicles per day on 4th Street, a major north/south connector to downtown
- Co-tenancies include: Scotiabank and The Unicorn



## ABOUT

# LOCATION HIGHLIGHTS

- Within a three minute walk of 17th Avenue SW
- Convenient site access from both 4th Street SW and 20th Avenue SW
- Serviced by an affluent and densely populated surrounding community

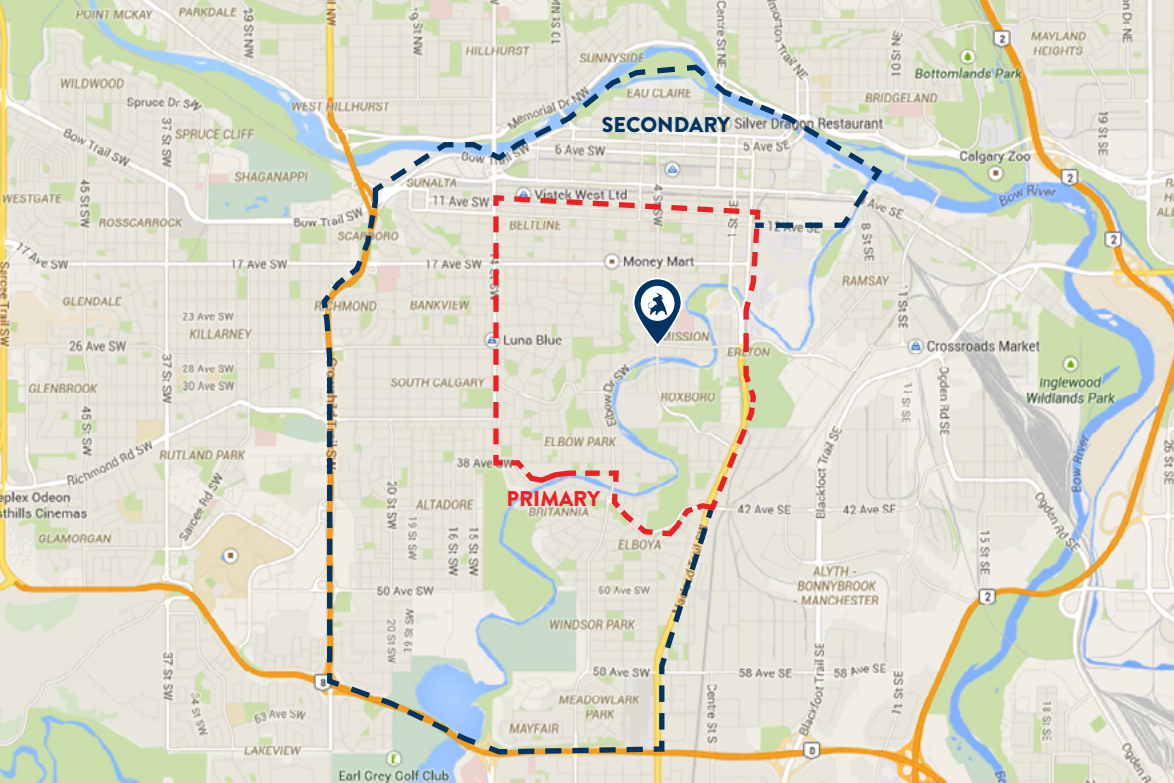
4<sup>TH</sup> STREET DIRECTORY

17<sup>TH</sup> AVENUE DIRECTORY



VIEW ON GOOGLE MAPS





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	41,090
Secondary:	102,455
Calgary (2025):	1,688,000



### DAYTIME POPULATION

Primary:	53,569
Secondary:	209,902



### AVERAGE AGE

Primary:	38.8
Secondary:	39.2
Calgary (2025):	38.9



### HOUSEHOLD INCOME

Primary:	\$130,010
Secondary:	\$134,615
Calgary (2025):	\$131,600



### POST-SECONDARY EDUCATION

Primary:	80.2%
Secondary:	80.1%
Calgary:	71.0%





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 7,322 sq ft

## LANDLORD

CEB Investments

## ZONING

C-COR1

## PARKING

11 stalls storefront  
8 stalls at rear of building

## MUNICIPAL ADDRESS

1919 4 Street SW, Calgary AB

## YEAR BUILT

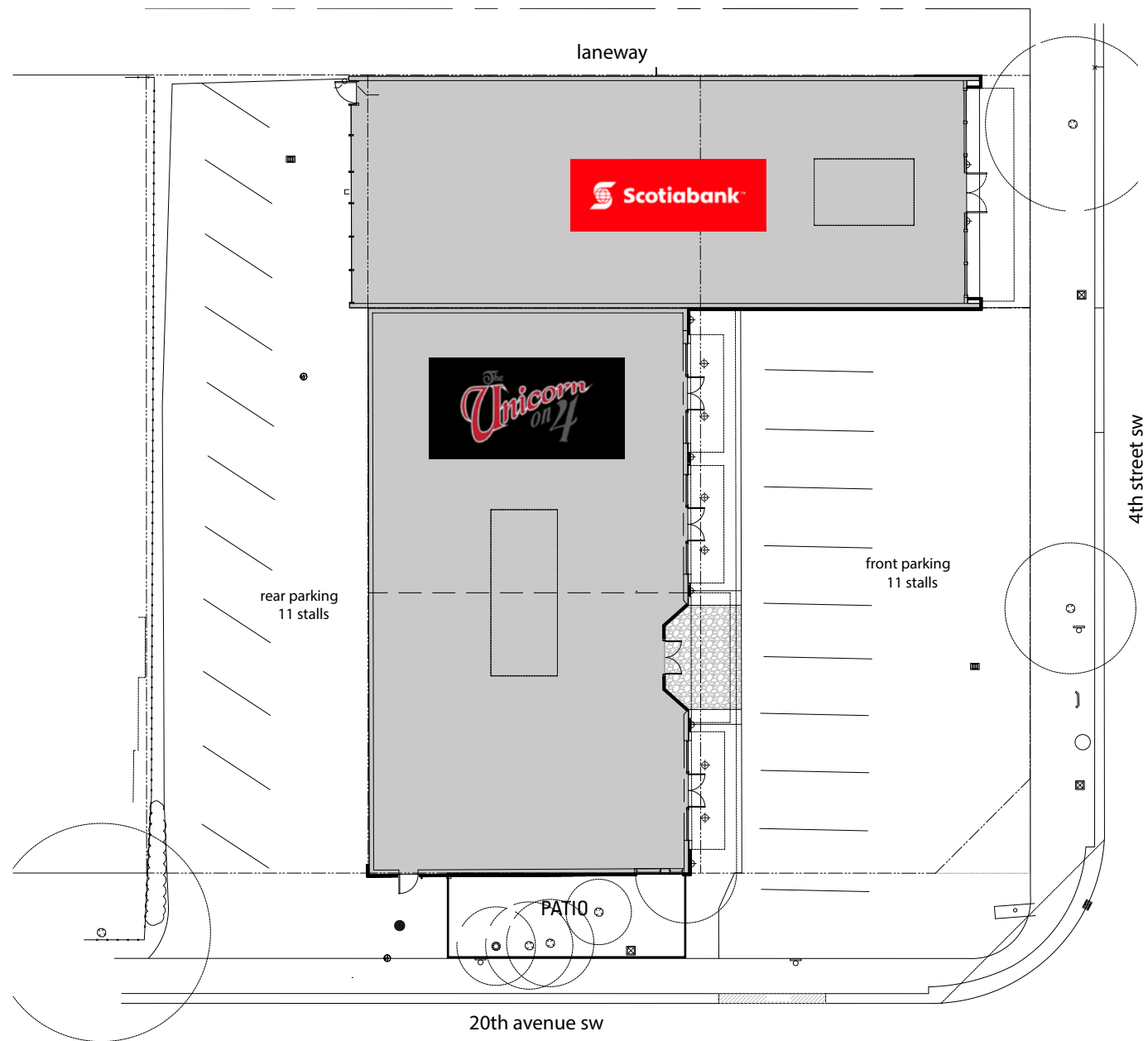
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## TENANTS



# SITE PLAN



CONNECT WITH US

# CONTACT

## GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



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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.

