

A photograph of the interior of Gulf Canada Square, a modern multi-level shopping mall. The image shows a wide staircase with wooden steps and glass railings, leading between floors. The upper levels have glass railings and are populated with people walking. The ground floor is visible through the glass railings, showing a bright, open space. The architecture features large concrete pillars and a high ceiling with recessed lighting.

RETAIL SPACE FOR LEASE

GULF CANADA SQUARE

4019 Avenue SW, Calgary, Alberta

Retail Availability:

Unit 207K - 352 SF

Unit 235 - 4,490 SF

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

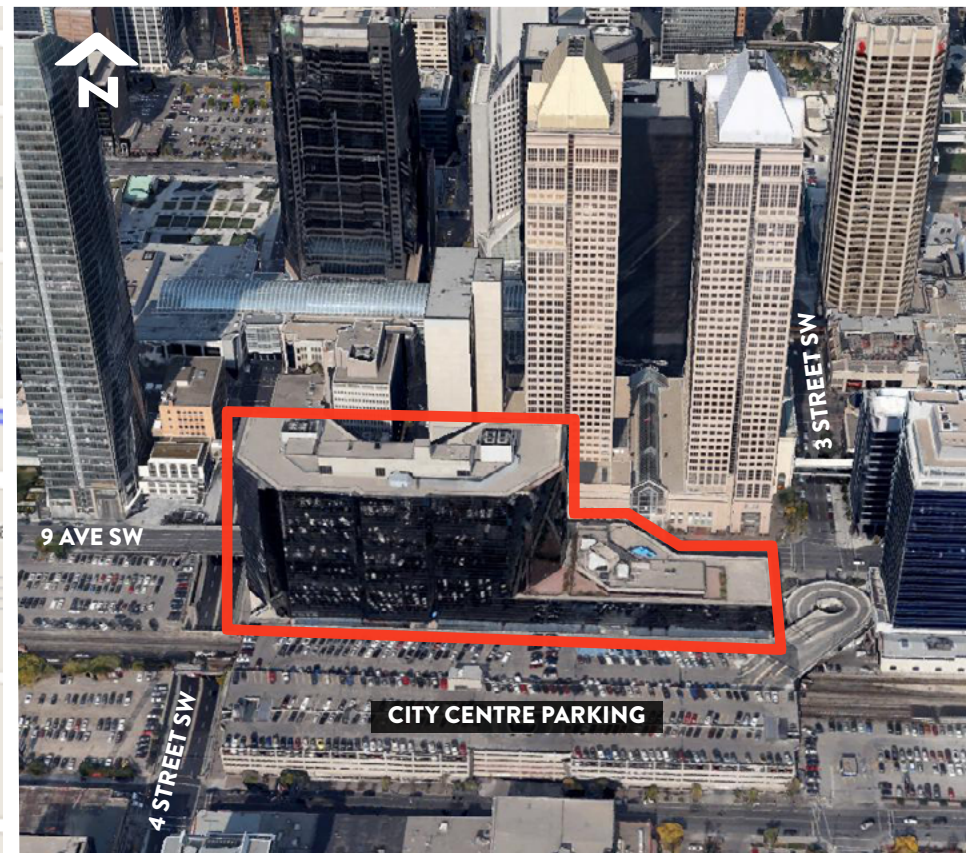
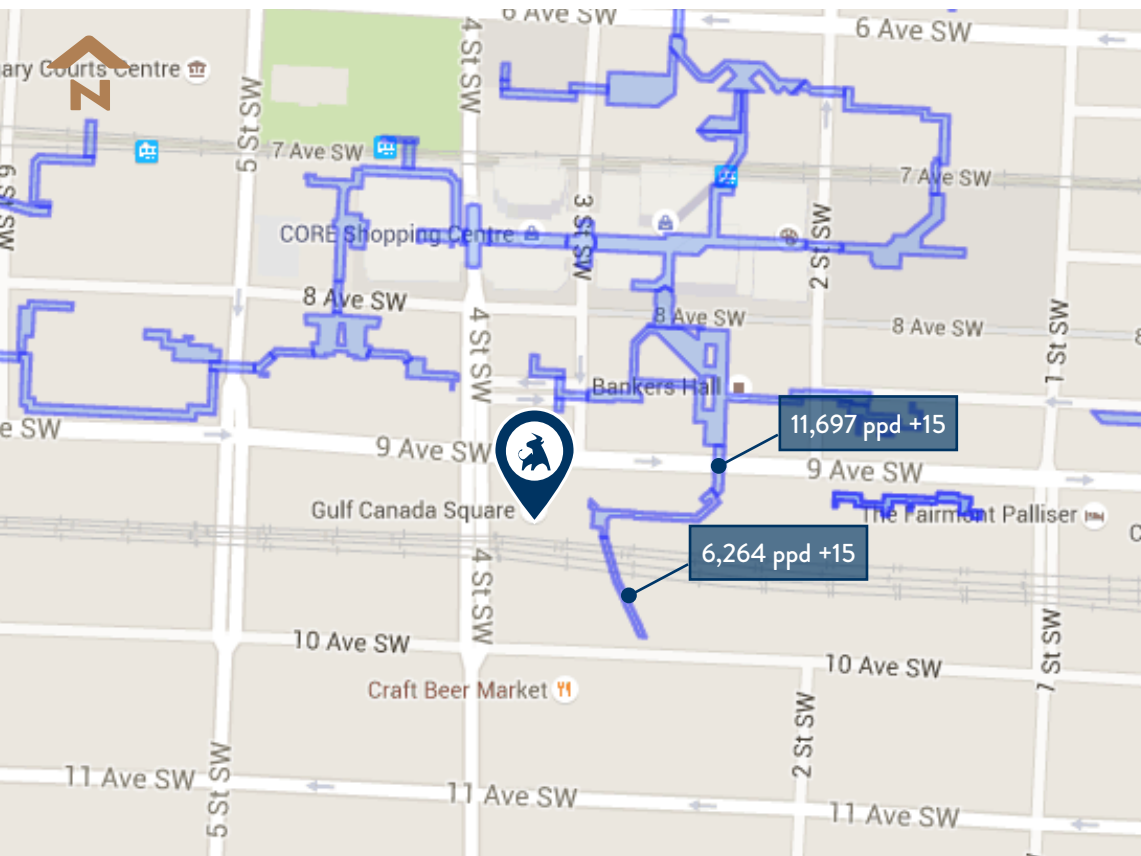
- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Recently renovated exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, Garbanzo's, LifeMark, Method Dental



ABOUT

LOCATION HIGHLIGHTS

- Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- Plus 15 connection to Penn West Plaza and Bankers Hall
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily



COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980
300M Radius: 1,301
Calgary (2025): 1,688,000



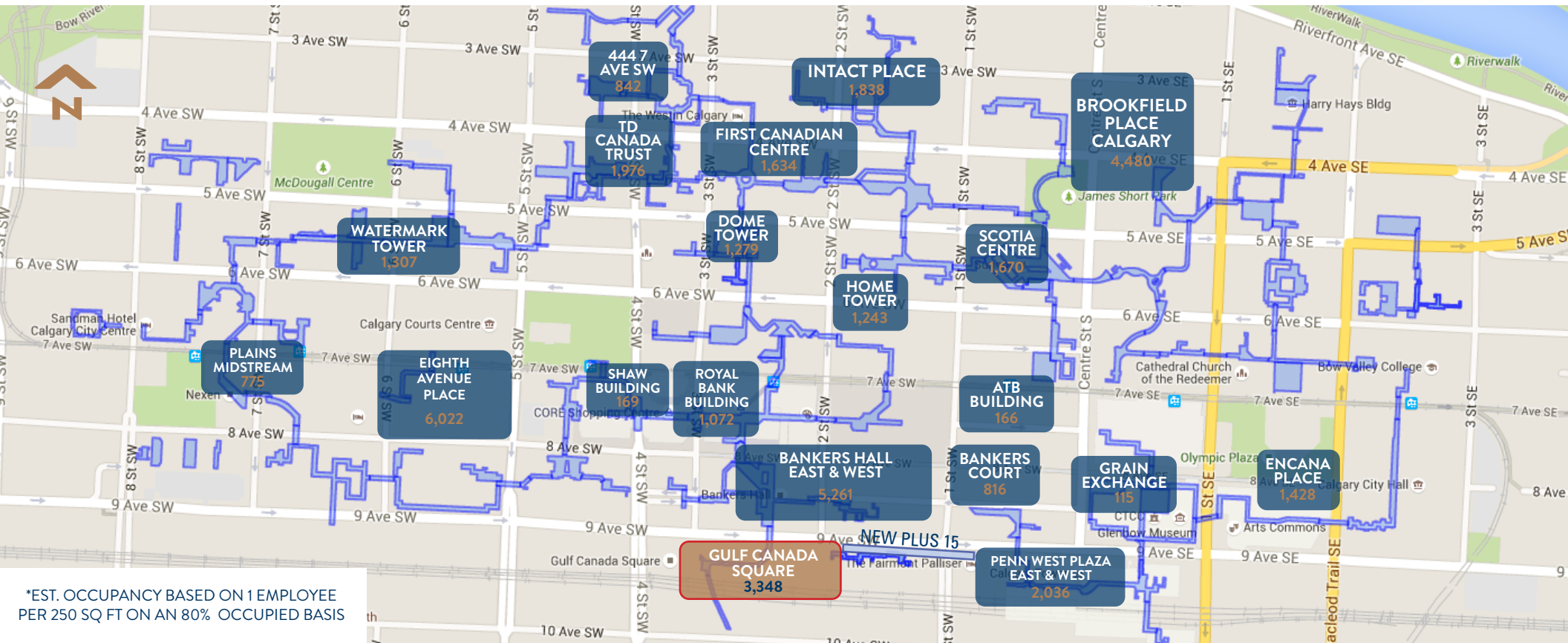
DAYTIME POPULATION

Downtown: 110,062
300M Radius: 15,658



AVERAGE AGE

Downtown: 41.0
300M Radius: 34.3
Calgary (2025): 38.9



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1,125,780 sq ft
Retail Size: 64,104 sq ft

LANDLORD

GWL Realty Advisors

ZONING

DC (Direct Control)

PARKING

1,530 stalls (Attached Parkade)

MUNICIPAL ADDRESS

401 9 Avenue SW, Calgary, Alberta

YEAR BUILT

1978

LEGAL DESCRIPTION

Plan: 9211836
Block: 16
Lot: 2



ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 15.08 PSF
Property Tax	\$ 1.50 PSF
Total	\$ 16.58 PSF

FOOD COURT COSTS

Operating Costs	\$ 15.08 PSF
Food Court Expenses	\$ 18.84 PSF
Property Tax	\$ 1.50 PSF
Total	\$ 35.42 PSF

Premises Utilities	Separately Metered
Management Fee	Included

TENANTS

Tim Hortons

ALFORNO
BAKERY & CAFÉ

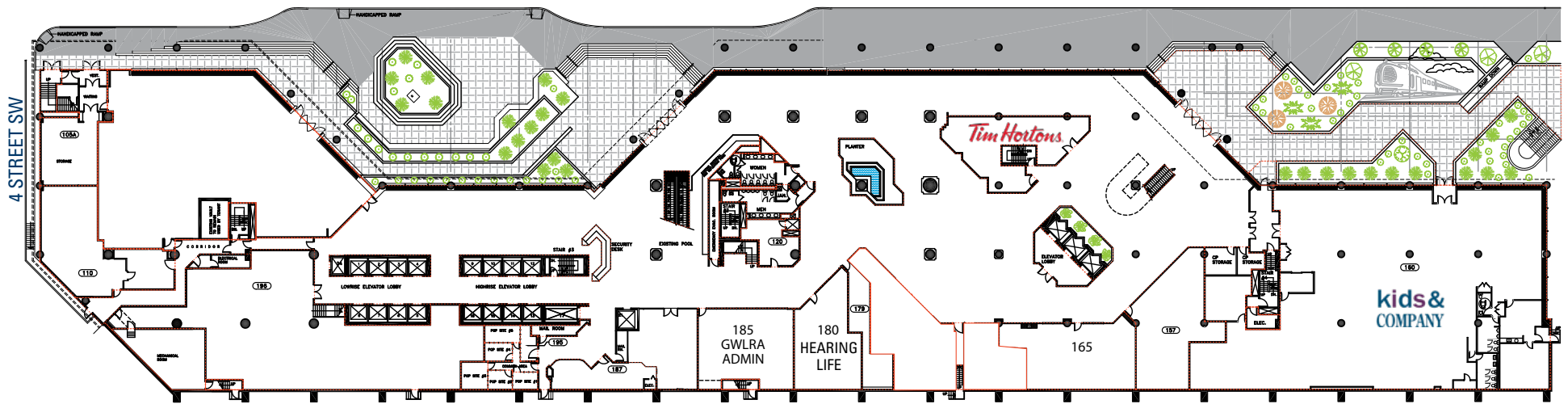
servus
credit union

kids &
COMPANY

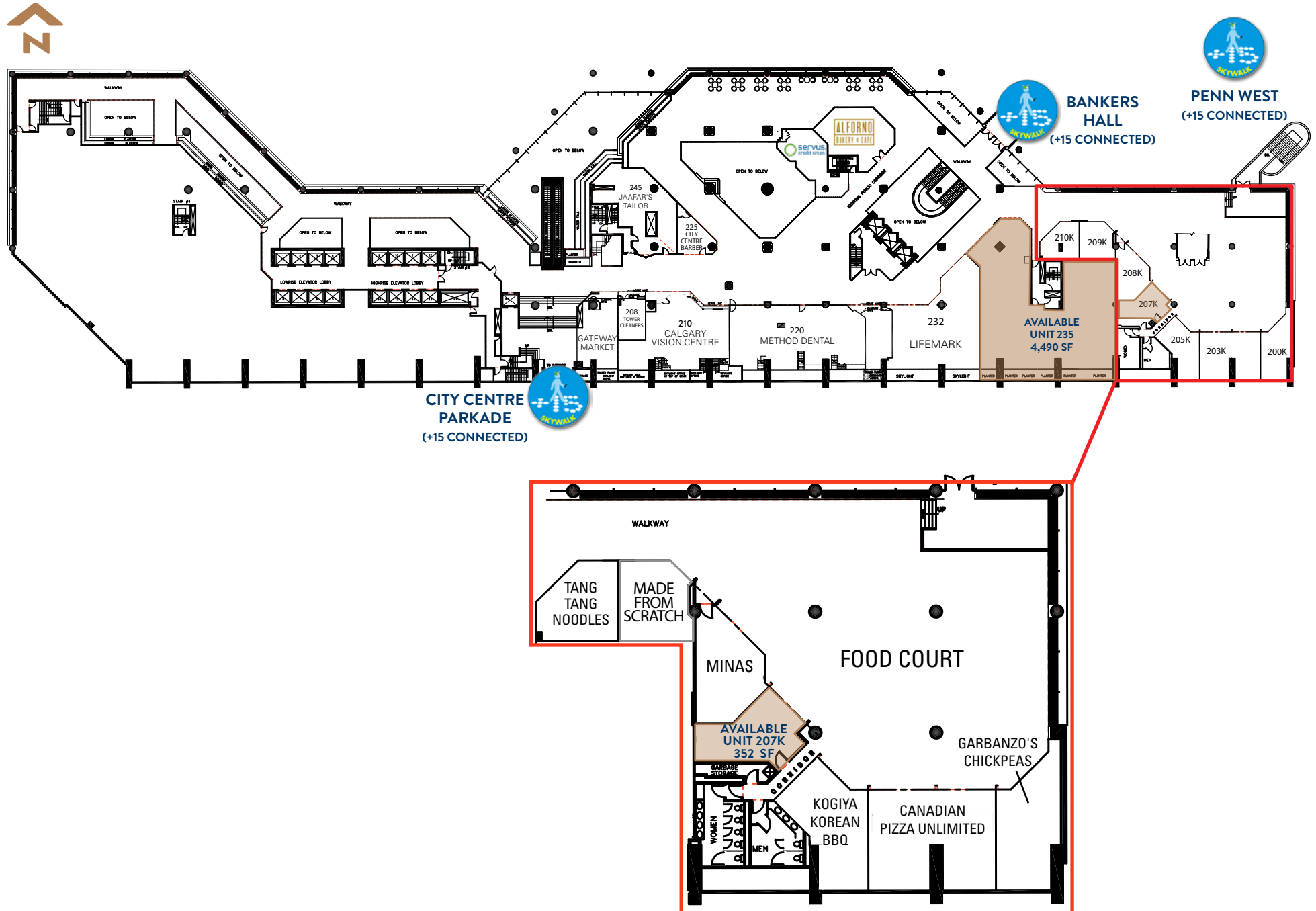
MAIN FLOOR



9 AVENUE SW

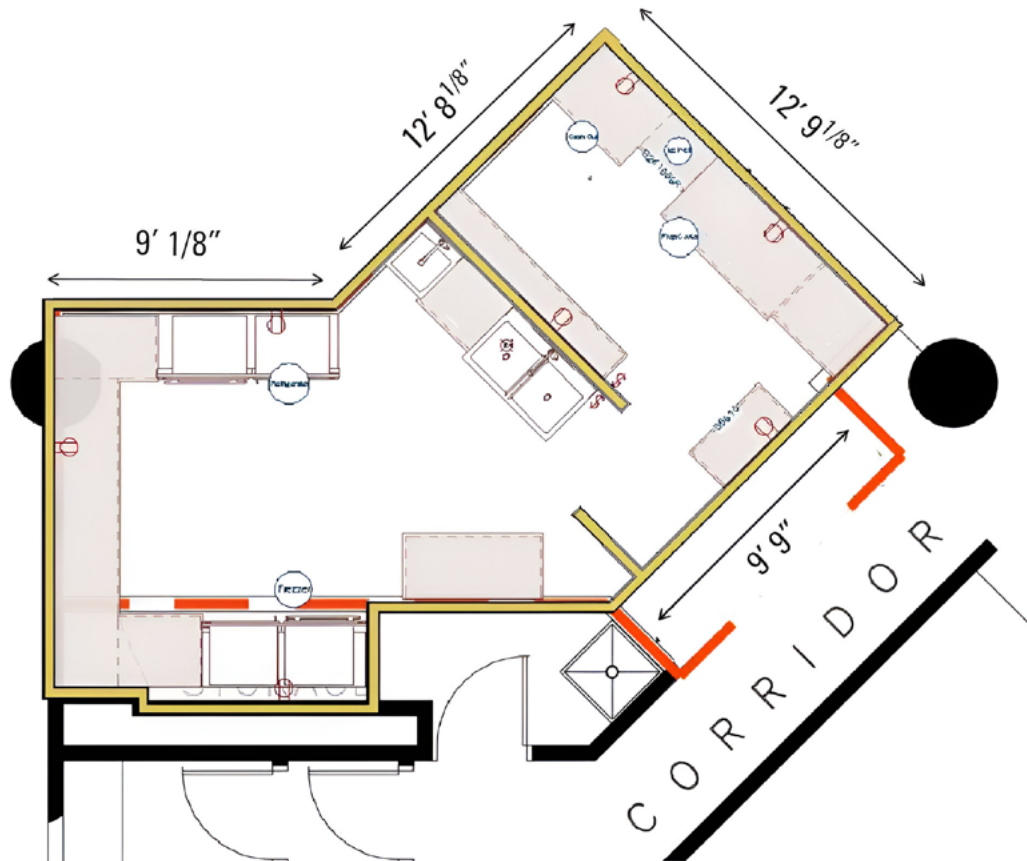


PLUS 15



UNIT PLAN

UNIT #207K



UNIT

207K

RETAIL AREA

352 Square Feet

CEILING HEIGHT

Front: 10' ; Rear: 9'6"

POWER

600V

HVAC

450 CFM Transfer Air Fan

ECOLOGY UNIT

No

WATER

1" Line

GAS

1" Line

SEWER

3" Line with Grease Trap

LOADING

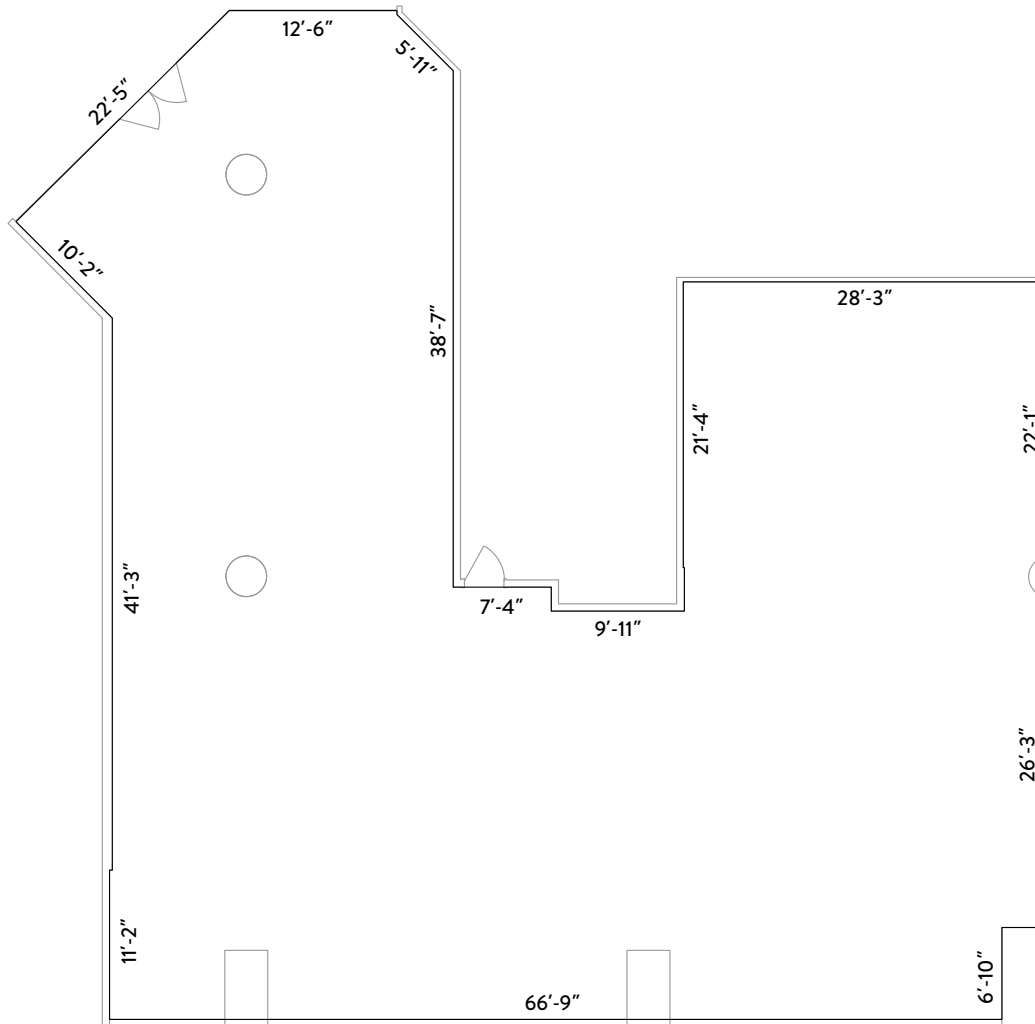
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #235



UNIT

235

RETAIL AREA

4,490 Square Feet

CEILING HEIGHT

Ranges from 8'1" to 13'5"

POWER

225A, 120/208V, 42 Circuit Panel

Fed from a 15 KVA transformer

HVAC

4 Fan Coils Totalling 7 Tons

ECOLOGY UNIT

No

WATER

1" Line (TBC)

GAS

Yes

SEWER

Yes

LOADING

Freight Elevator

STORAGE

Available for Lease

UNIT 235



RECENT DEVELOPMENTS



ADDITIONAL PHOTOS



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

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