



MAXWELL BATES BLOCK

2207 4 Street SW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

PAUL MCCLOY

Direct: (403) 206-2132
pmccloy@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Maxwell Bates Block is a first-class, mixed use development located in the heart of the Mission district.

- Major retail corridor with direct north/south access into downtown
- Excellent profile to busy 4th Street, which handles 15,000 cars a day
- Underground customer parking available



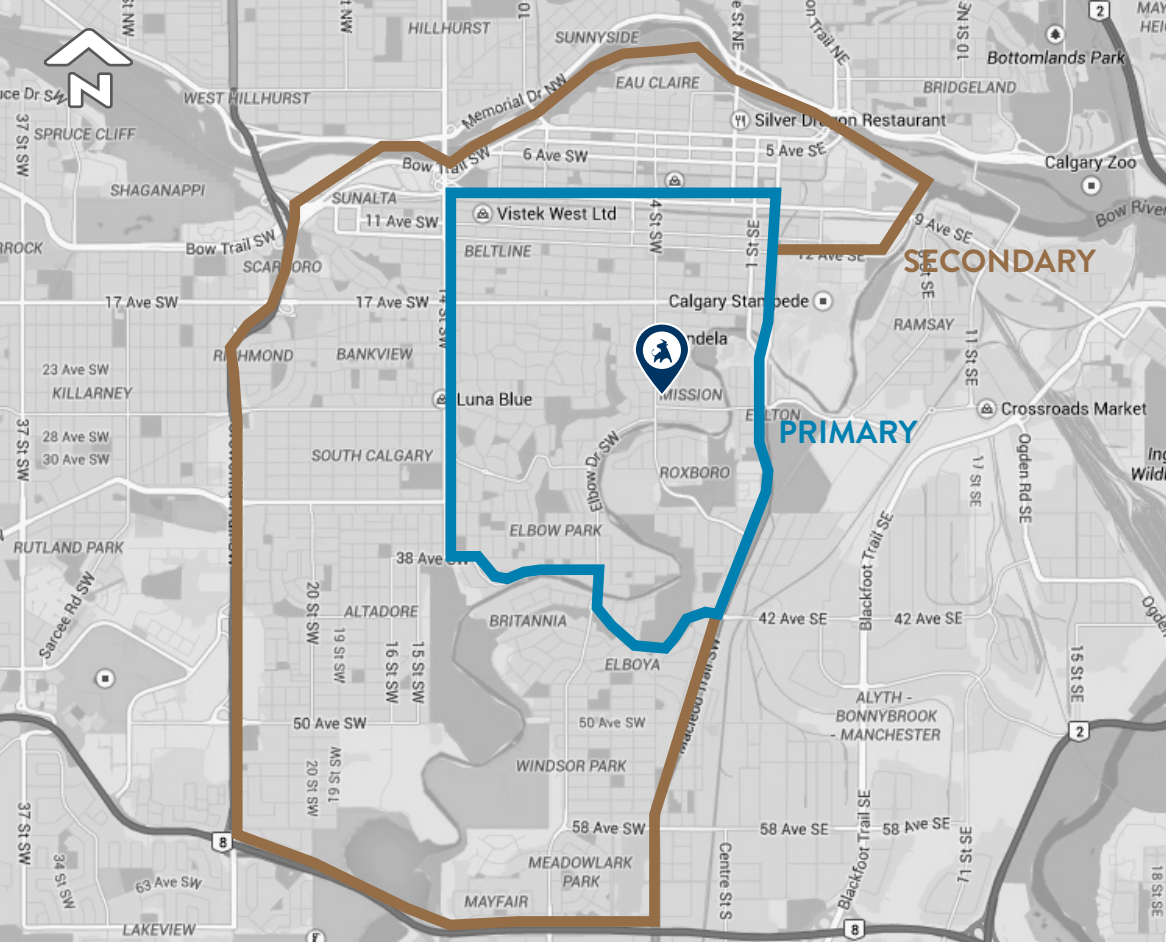
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Excellent exposure to 4th Street with great pedestrian connectivity
- Located on Calgary's "Restaurant Row" and surrounded by established retailers
- Close proximity to the communities of Mount Royal, Park Hill, Rideau Park, Cliff Bungalow and Elbow Park





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	44,427
Secondary:	103,049
Calgary (2025):	1,688,000



DAYTIME POPULATION

Primary:	72,889
Secondary:	211,048



AVERAGE AGE

Primary:	38.6
Secondary:	39.2
Calgary (2025):	38.9



HOUSEHOLD INCOME

Primary:	\$127,565
Secondary:	\$134,372
Calgary (2025):	\$131,600



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 34,392 sq ft

Retail Size: 6,452 sq ft

LANDLORD

CEB Investments

ZONING

C-COR1

PARKING

69 underground stalls

MUNICIPAL ADDRESS

2207 4 Street SW, Calgary, Alberta

YEAR BUILT

2013

LEGAL DESCRIPTION

Plan: 4453L

Block: 6

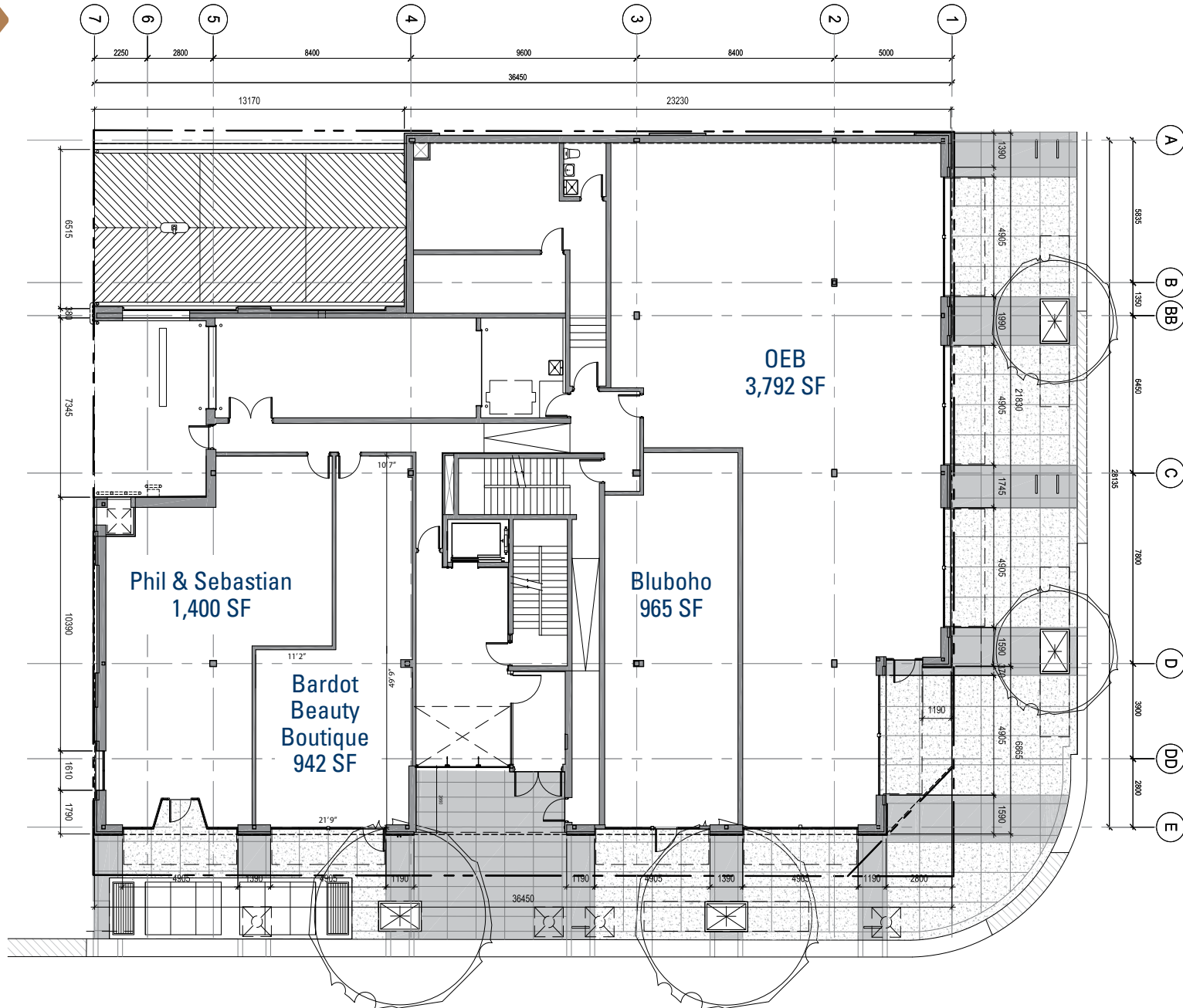
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TENANTS



MAIN FLOOR



22 AVENUE SW

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

PAUL MCCLOY



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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.

