



# BRITANNIA PLAZA

812A 49 Avenue SW, Calgary, Alberta

Retail Availability:  
Unit 812A - 1,248 SF

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

HEATHER WIETZEL

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## 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

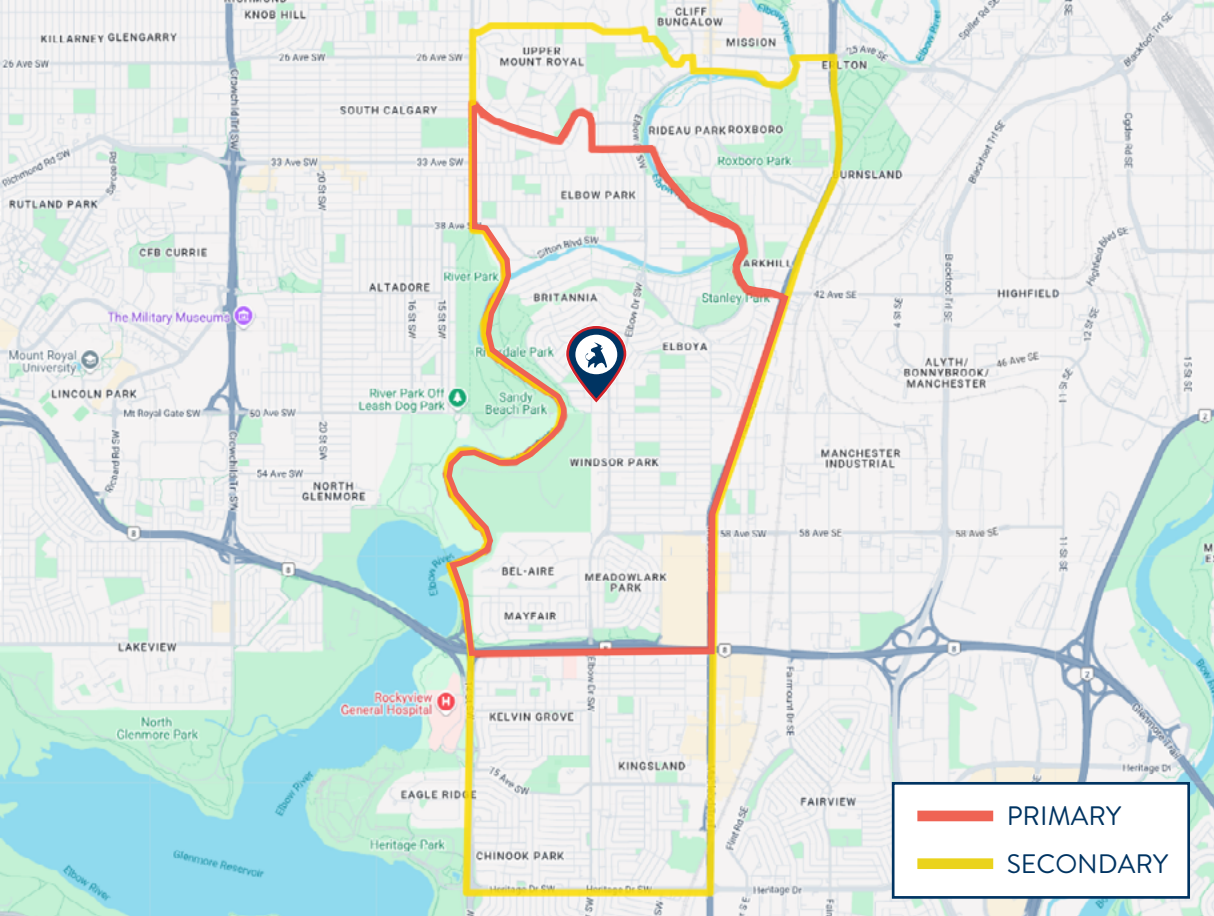
# LOCATION HIGHLIGHTS

[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 (2025):	1,688,000



### 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 (2025):	\$131,600





## 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

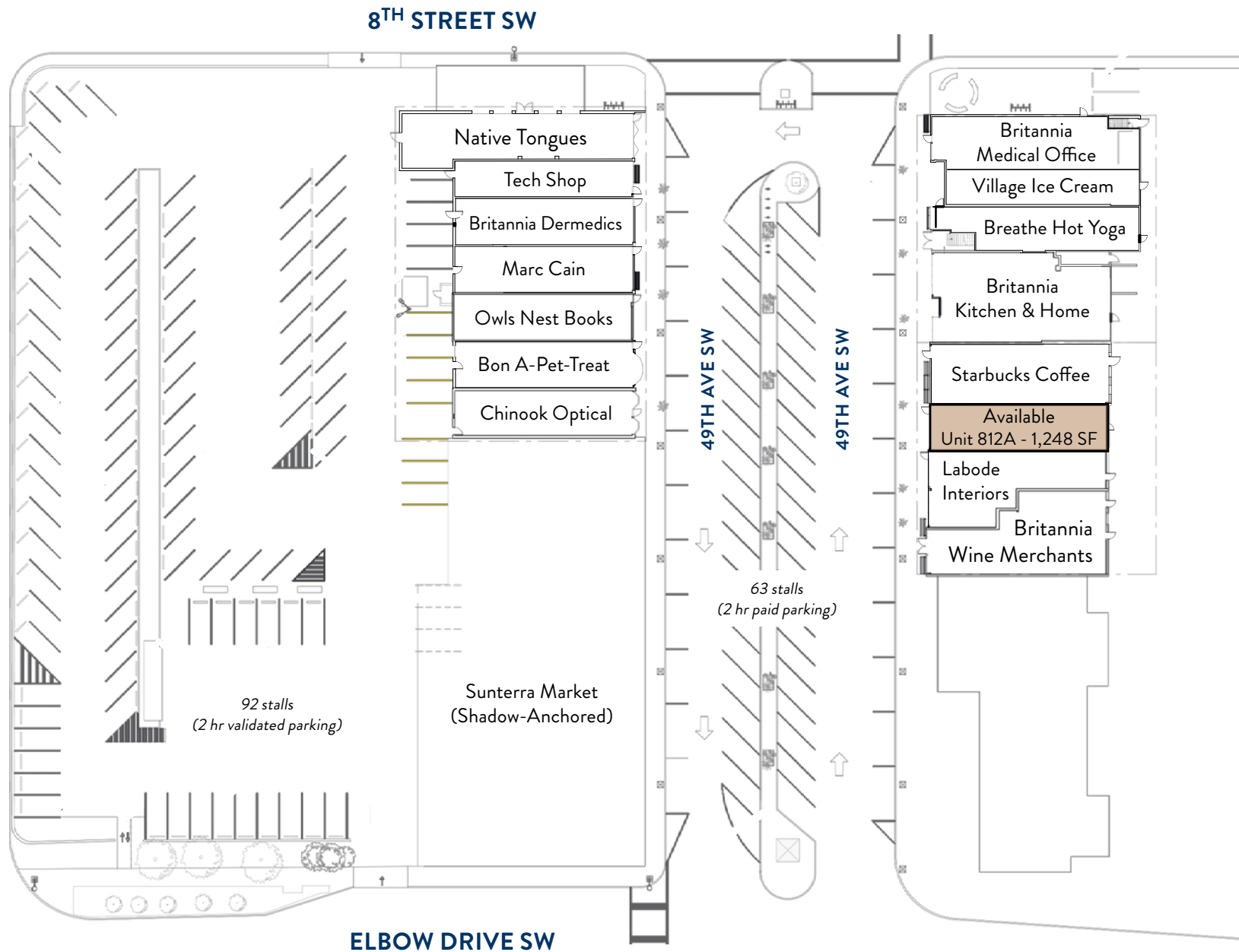
Total	\$ 22.28 PSF
Premises Utilities Management Fee	Separately Metered 5% of Base Rent

## CO-TENANCIES:





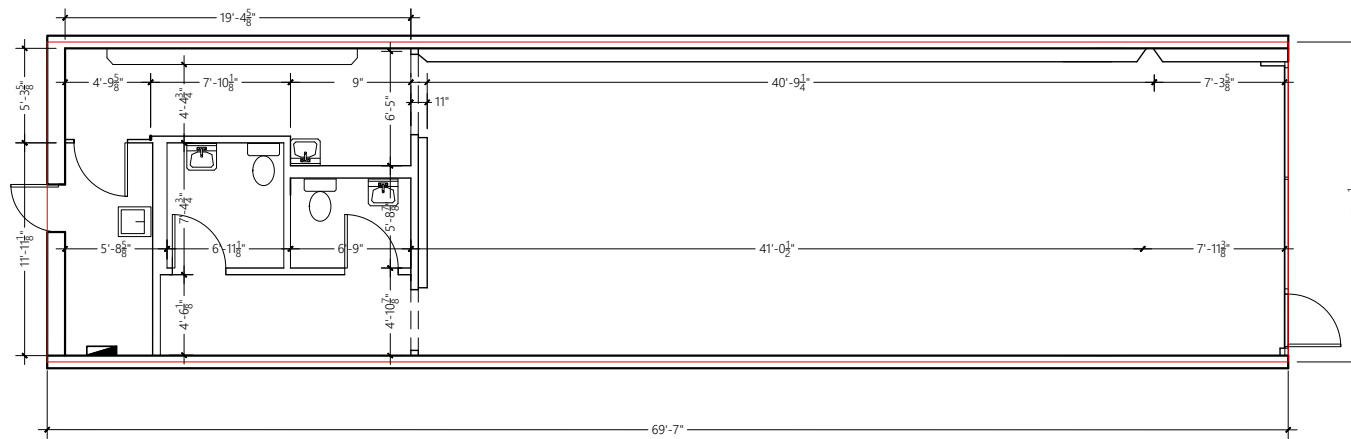
# SITE PLAN





## 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



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### ABOUT THIS LISTING

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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.

