



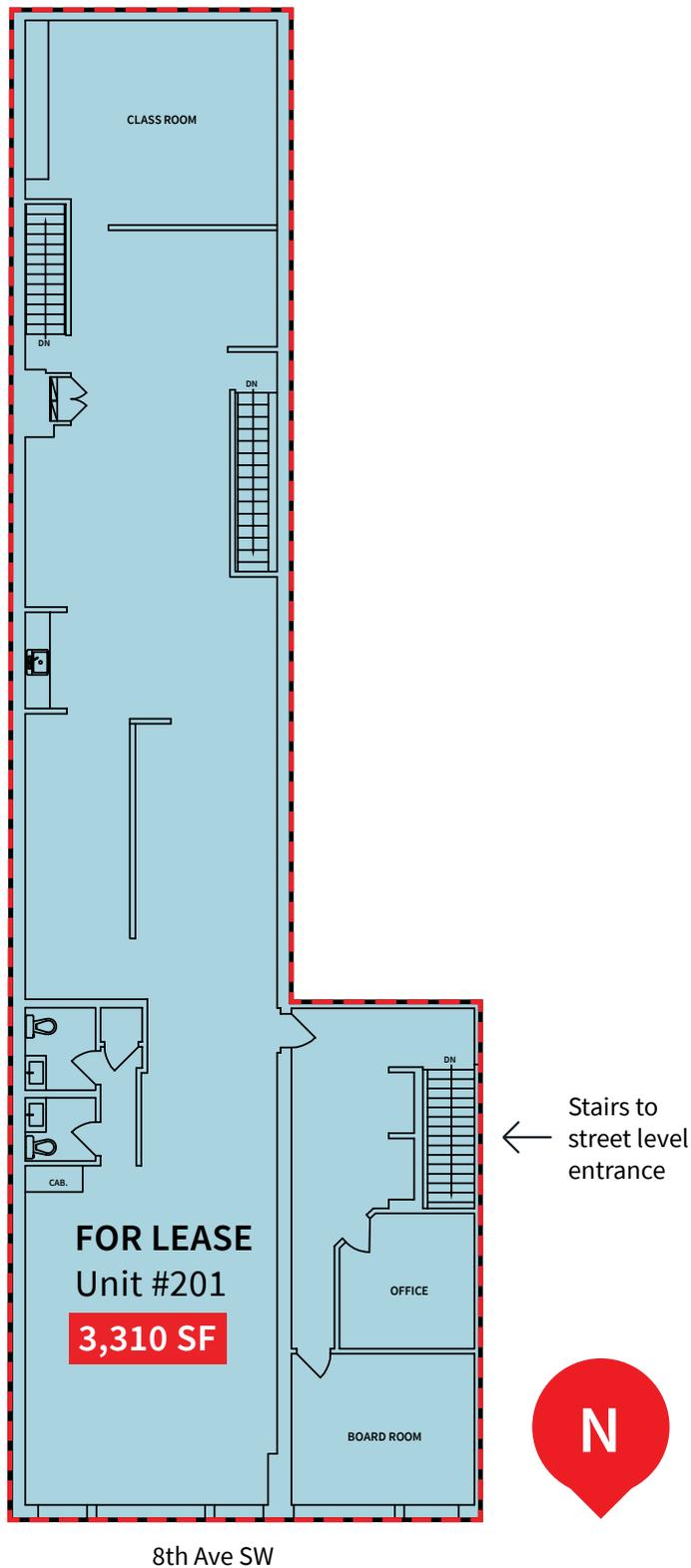
For Lease

225 8 Avenue SW, Calgary, AB

Boutique second floor leasing opportunity in the heart of the trendy Stephen Avenue business district



Second Level



Property Details

Stephen Avenue streetfront retail and office opportunity

- Extensive plumbing throughout, dedicated washroom
- Fully finished premises with open area layouts
- Existing Falafel King signage will be changed in order to accommodate new tenant signage

Lease Details

Address: 225 8 Avenue SW,
Calgary, AB

Available Space:
Unit 225A: **NOW OPEN - CALGARY SOUVENIRS**
Unit #201 (Second Level): **3,310 SF**

Lease Rate: Market

Additional Rent (2024):

Operating Costs: \$6.48
Tax: \$9.52
Total CAM: \$16.00 (excludes electricity)

Zoning: CR20 - C20

225 8 Avenue SW



Nearby Retailers

Hudson’s Bay, Winners, McDonald’s, Dollarama, John Fluevog, Simons, Highlander Wine & Spirits, Harry Rosen, Holt Renfrew, Cactus Club, Shoppers Drug Mart, Hedkandi Salon, Sunterra Market, and many more

32,000 pedestrians per day on Stephen Ave (Source: PiiinPoint)



Located across from the renovated Stephen Avenue Place

Demographics

	2 KM	5 KM	10 KM
Total Population	78,268	218,597	629,598
Growth Rate (2016-2021)	17%	10%	6%
Growth Rate (2021-2026)	24%	14%	8%
Daytime Population (Total)	200,418	383,118	822,465
Daytime Population at Work	175,444	298,945	530,958
Total Households	44,106	106,798	261,478
Average Household Size	1.7	2.0	2.4
Average Household Income	\$124,415	\$146,806	\$131,754

Permitted Uses

Accessory Food Service;

Accessory Liquor Service;

Artist's Studio;

Billiard Parlour;

Computer Games Facility;

Convenience Food Store;

Dinner Theatre;

Financial Institution;

Food Kiosk;

Home Occupation — Class 1;

Information and Service Provider;

Library;

Museum;

Pet Care Service;

Print Centre;

Retail and Consumer Service;

Specialty Food Store;

Supermarket;

Take Out Food Service; and

Veterinary Clinic.

Restaurant: Food Service Only.

Restaurant: Licensed.

Catering Service — Minor;

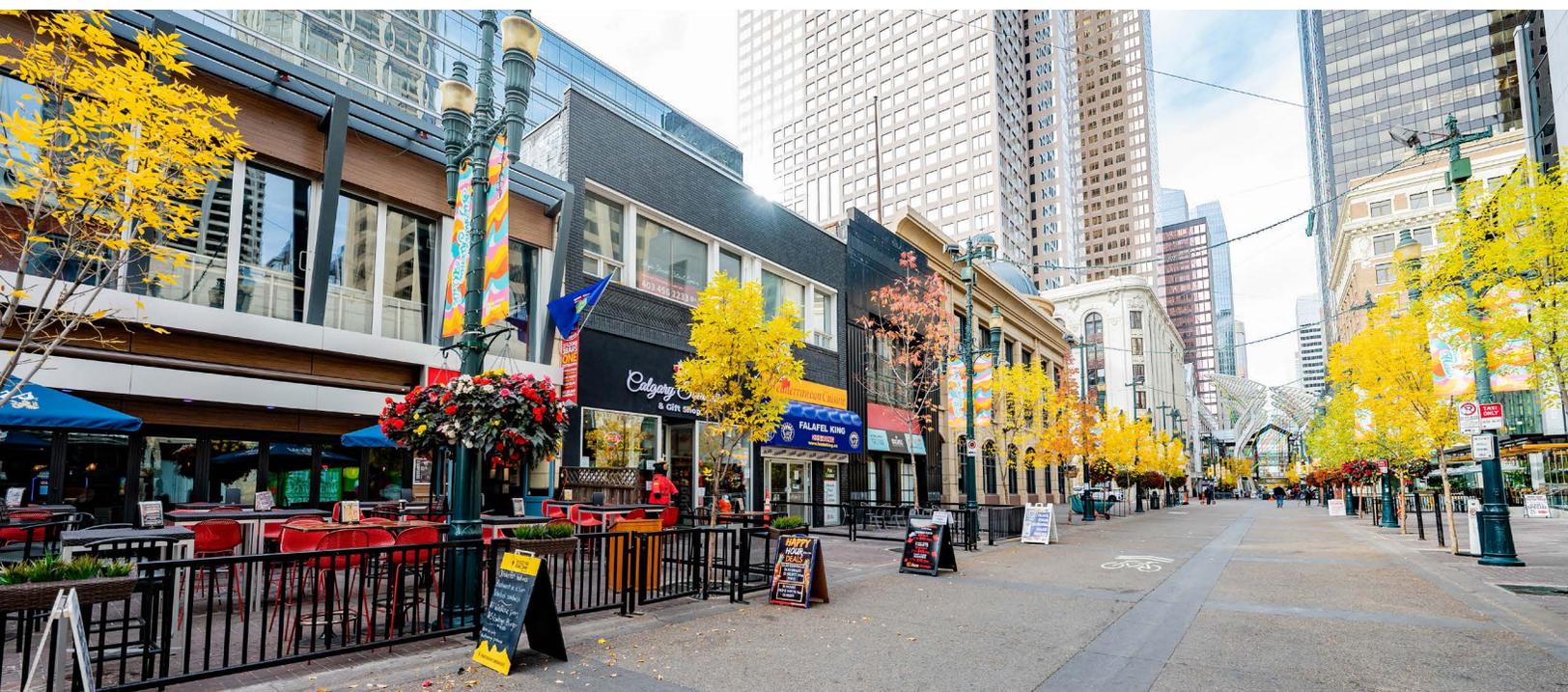
Fitness Centre;

Health Care Service;

Power Generation Facility — Small;

Radio and Television Studio; and

Service Organization.



Discretionary Uses

Addiction Treatment;

Assisted Living;

Amusement Arcade;

Auction Market — Other Goods;

Brewery, Winery and Distillery;

Cannabis Store;

Child Care Service;

Cinema;

Community Recreational Facility;

Conference and Event Facility;

Custodial Care;

Cultural Support;

Drinking Establishment — Medium;

Drinking Establishment — Small;

Dwelling Unit;

Food Production;

Health Services Laboratory — Without Clients;

Home Occupation — Class 2;

Hotel;

Indoor Recreation Facility;

Instructional Facility;

Kennel;

Liquor Store;

Live Work Unit;

Night Club;

Outdoor Café;

Outdoor Recreation Area;

Park Maintenance Facility — Small;

Parking Lot — Structure;

Pawn Shop;

Payday Loan;

Performing Arts Centre;

Place of Worship — Medium;

Place of Worship — Small;

Post-Secondary Learning Institution;

Restaurant: Licensed;

Residential Care;

School — Private;

School Authority — School;

School Authority Purpose — Major;

Social Organization;

Special Function — Class 2;

Urban Agriculture;

Utility Building;

Vehicle Rental — Major;

Vehicle Rental — Minor; and

Vehicle Sales — Minor



High Street Retail & Office Opportunity in Calgary's prominent shopping corridor

Spectacular frontage along Stephen Avenue near 2nd Street SW

[View all downtown parking here](#)



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