

 **JLL** SEE A BRIGHTER WAY

Retail Space For Lease

1012 1st Street SW
Calgary, AB

jll.ca





Preferred Use



Professional Services



Nail Salon



Dessert/Sweet Treat Shop



Tattoo Artist



Sandwich Shop



Specialized Professional Services



Supplement Store



Hair Salon

Property Highlights

- Prime Street Front Location:**
Situating at 1012 1st Street SW, this property is strategically located in the heart of Calgary, offering high visibility and easy access to vibrant city life.
- 650 Square Feet** of Retail Space
- High Foot Traffic:**
Available unit benefits from continuous pedestrian activity along 1st Street SW.
- Developments:**
Immediate proximity to Gallery First & Tenth, a new 18-story luxury residential development with 120 units under construction on the adjacent block.
- Great Transit Links:**
Easy access to major transit routes.

Property Details

Location	1012 1st Street SW Calgary, AB
Size	650 SF
Base Rent	Market Rate
Additional Rent	\$12.00 PSF
Zoning	CC-X
Parking	Street parking
Availability	Immediate



Location Map

 Subject Site	5. Greta Bar	10. Le Germain	15. Sweet Relief Pastries	20. Memorial Park
1. Craft Beer Market	6. Salt & Brick	11. Calgary Tower	16. 1st St Market Bar	21. Sidewalk Citizen
2. Namo Cafe	7. IDA Pharmacy	12. Beacon Pharmacy	17. Ten Foot Henry	22. I love you Coffee
3. National of 10th	8. Egg Club Calgary	13. Sunterra Market	18. Native Tongues	
4. Vintage Chophouse	9. Fairmont Palliser	14. H Mart	19. Central Restaurants	

Parking Lots
1. Indigo - C040
2. Indigo - C208
3. Lot #243
4. Indigo - C191

278K

Daytime Population
in a 3 km radius

\$167K

Avg. Household Income
in a 3 km radius

\$11.3B

Total Expenditure
in a 3 km radius

35.8

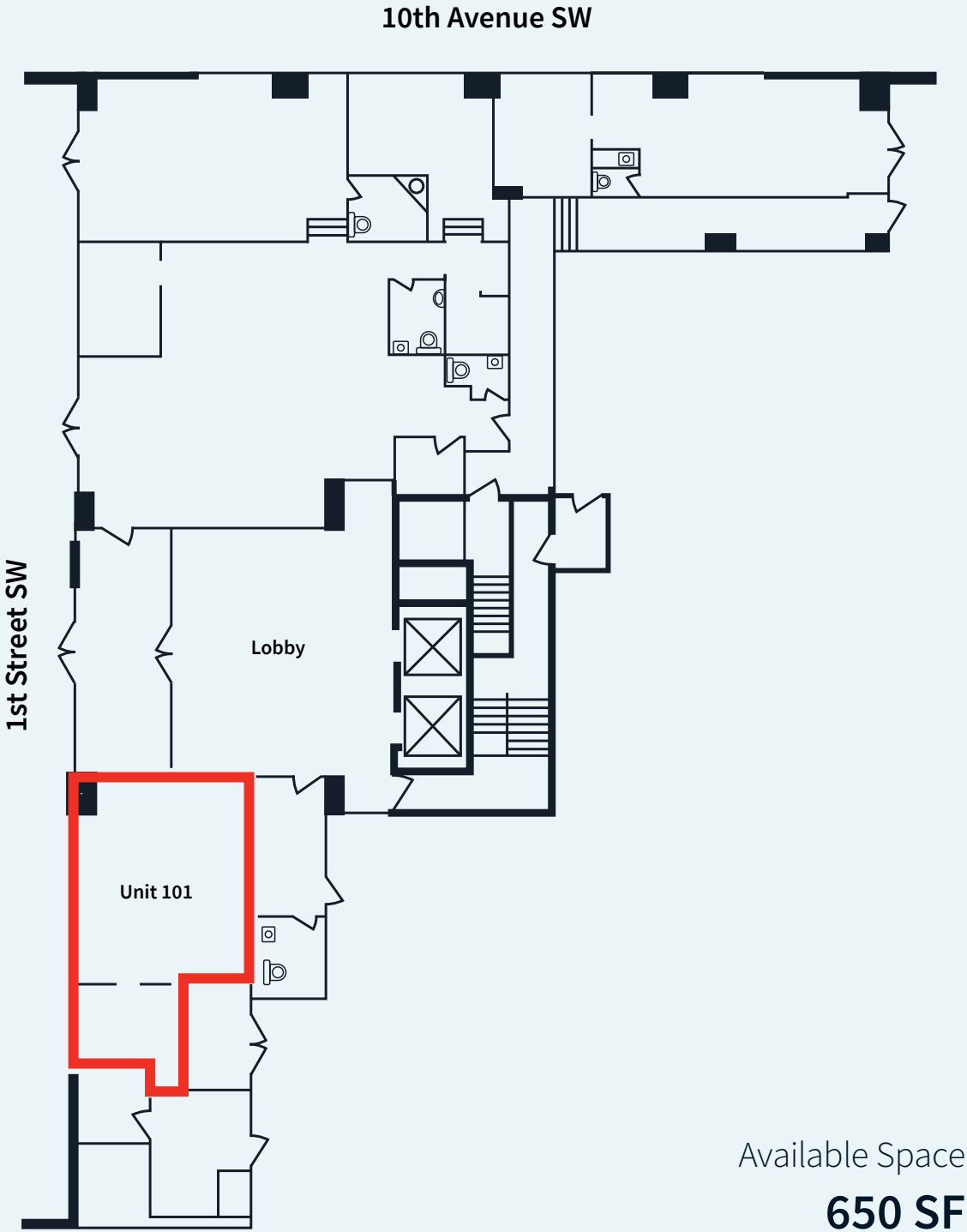
Median Age
in a 3 km radius

For lease | 1012 1ST Street SW Calgary, Alberta

Interior Photos



Building Site Plan



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