

Retail space for lease

124 13th Ave SW and 120 13th Ave SW - Calgary, AB

996 sq.ft. former bakery – Available May 2026

3,166 sq.ft. retail space – Available Immediately



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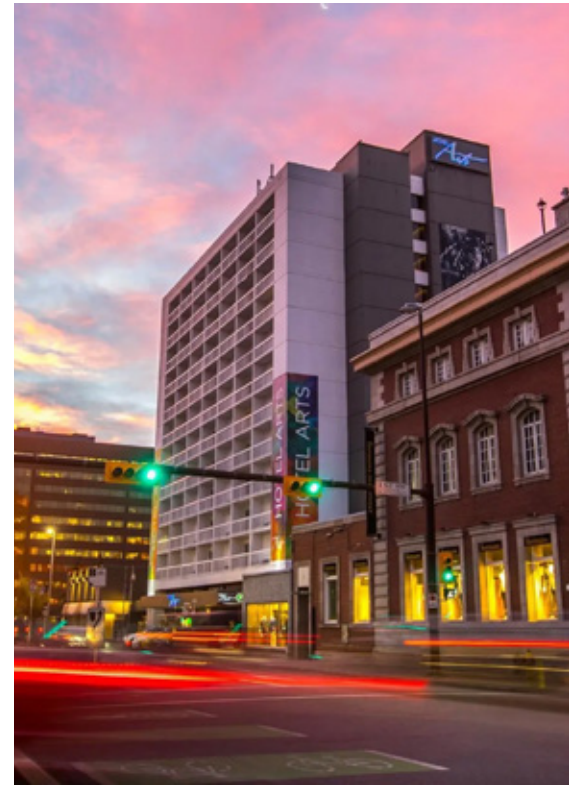
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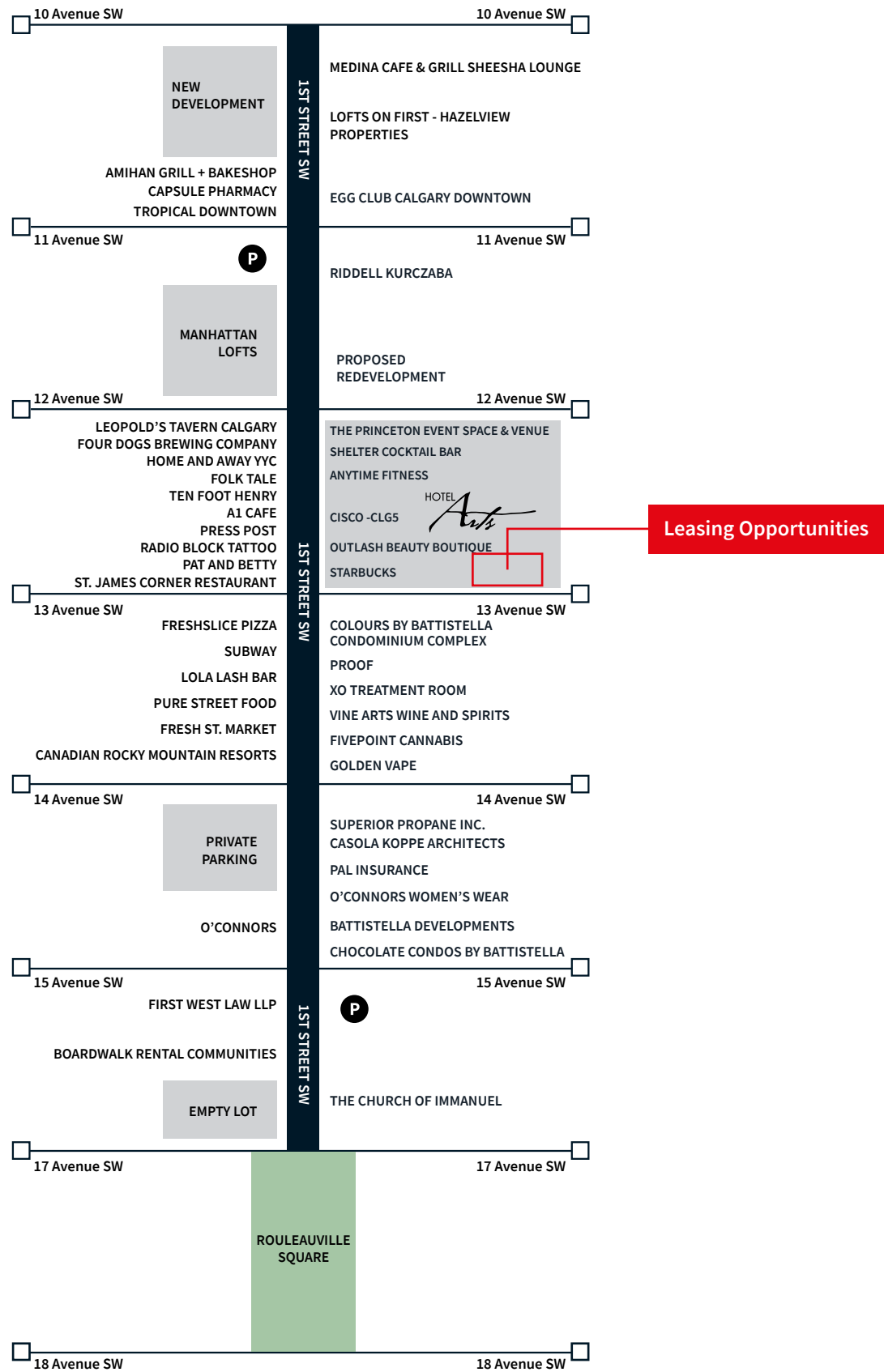
First Street SW: Calgary's Premier Downtown Retail Corridor

First Street SW is a key commercial corridor in Calgary's downtown core and Beltline district, home to a diverse mix of retailers ranging from national chains to local boutiques. The street benefits from excellent pedestrian traffic due to its proximity to major office towers, residential developments, and CTrain connections.

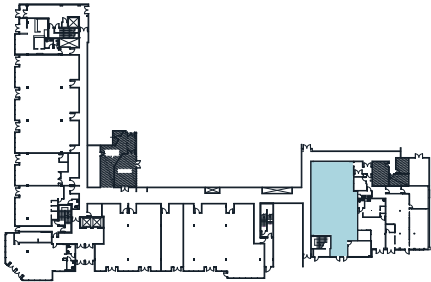
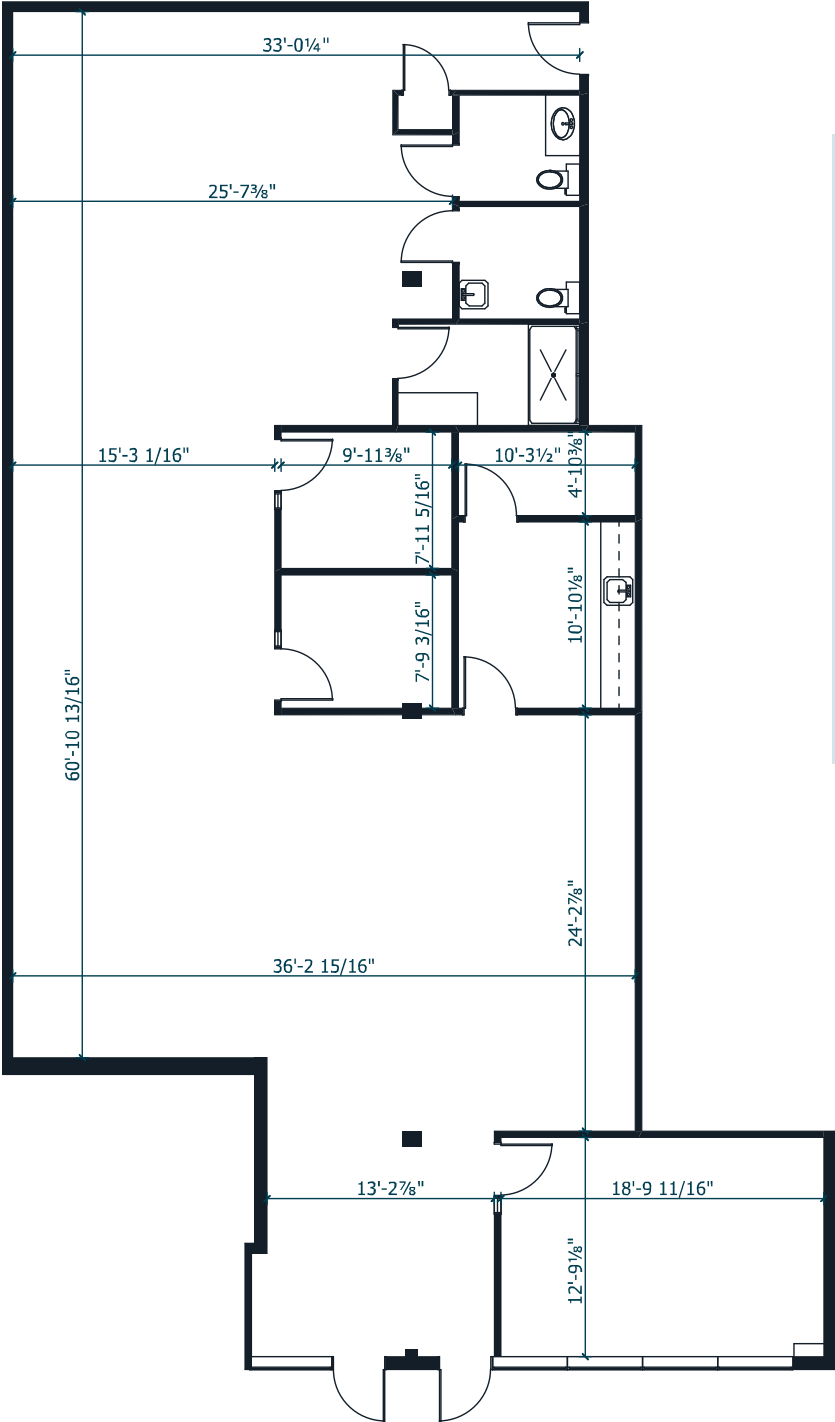
As the area transitions from the financial district to the more lifestyle-oriented Beltline, First Street SW offers retailers strong visibility and accessibility with prominent street-level exposure. Ongoing downtown densification and new mixed-use developments continue to enhance the area's walkability and retail viability throughout the day.



1st Street Retailers



Unit 112/113

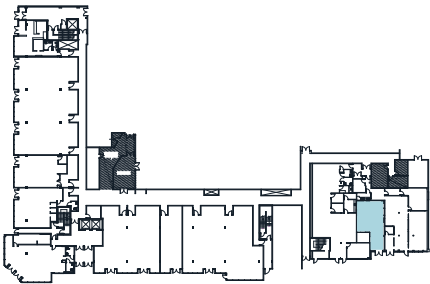
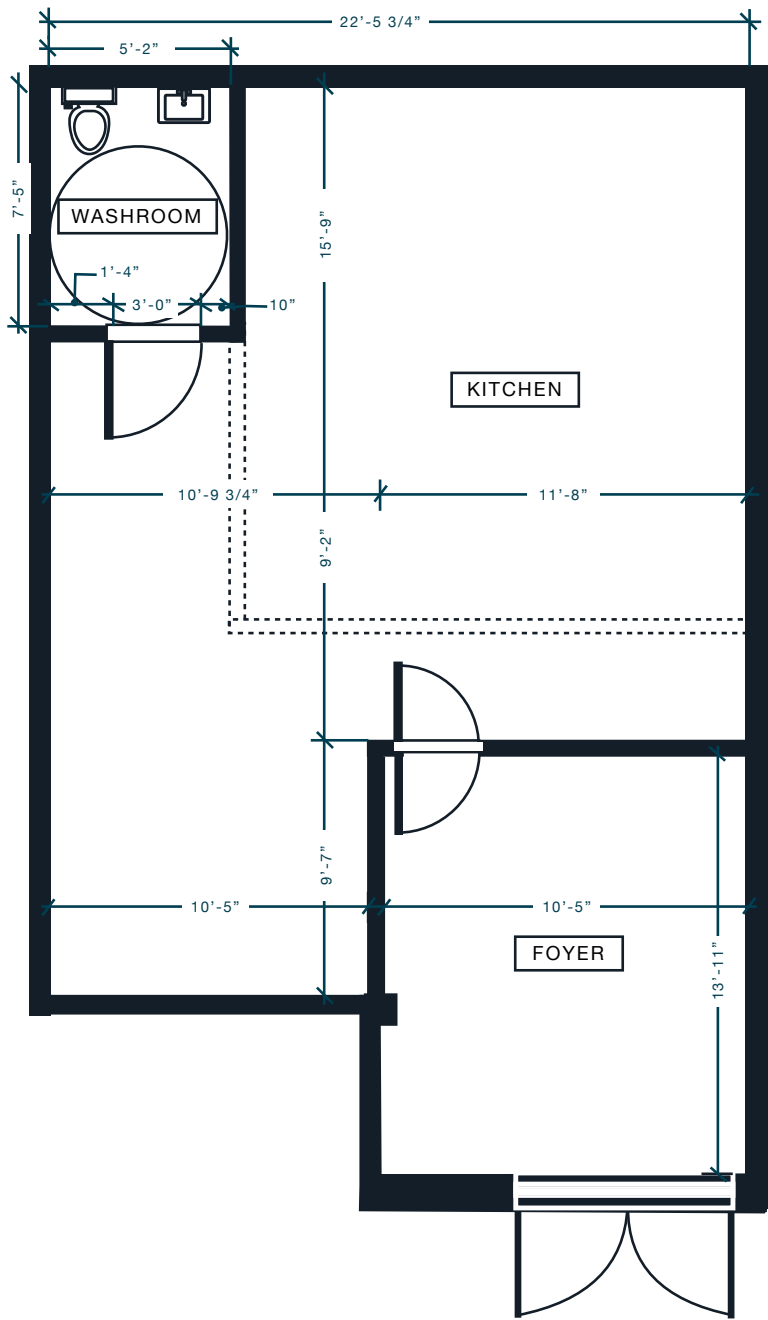


Address	124 13th Ave SW
Size	3,166 SF
Minimum rent	call agent for details
Additional rent	\$16.52 PSF
Zoning	Commercial

Availability:
Immediate



Unit 116



Address	120 13th Ave SW
Size	996 SF
Minimum rent	call agent for details
Additional rent	\$16.32 PSF
Zoning	Commercial

Availability:
May 2026



124 13th Ave SW and 120 13th Ave SW / Calgary, AB



Unit 116 - Interior



Unit 116 - Kitchen area

DEMOGRAPHICS	3 km	5 km
 Population	145,354	251,774
 Households	140,306	244,754
 Avg. Household Income	\$176,049	\$185,383
 Median Age	35.8	36.7

Source: Statistics Canada, 2026



Unit 116 - Entrance



Unit 112/113 - Boardroom; flexible for retail



Unit 112/113 - Office shown; flexible for retail

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and Unit 116 - 120 13th Ave SW
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