

222 16th Avenue NE

 Calgary, Alberta

*Prime Retail Opportunity
on 16th Avenue!*



THE DETAILS

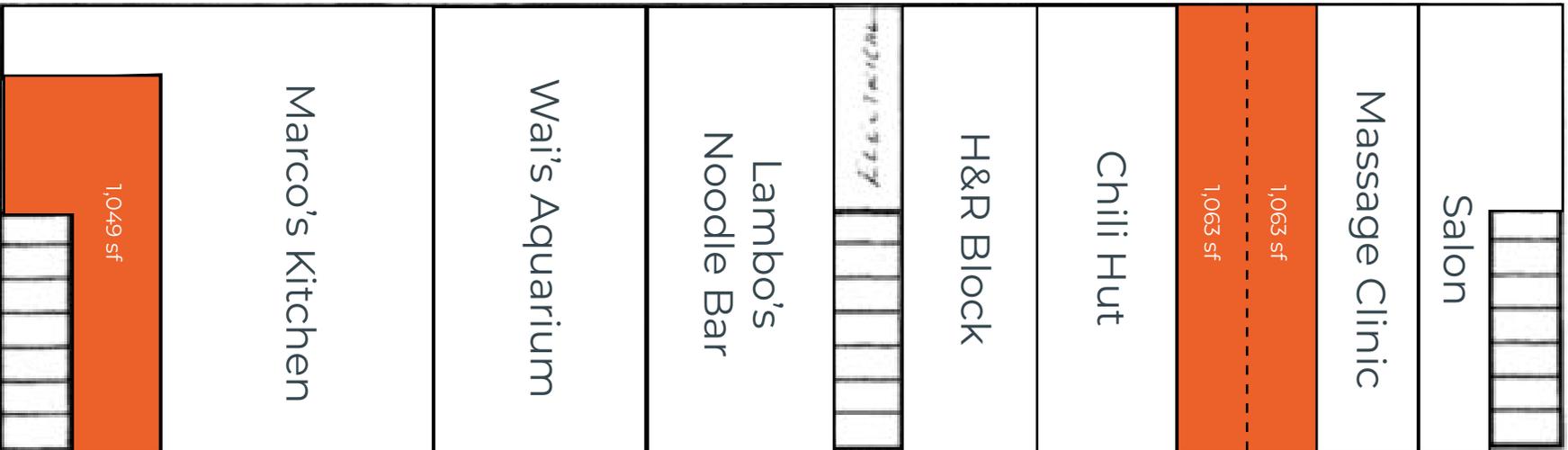
Area	Variable
Rate	Market
Additional Rent	\$15.25 (2026)* <small>*Excluding Mgmt Fee</small>
Term	10 Years
Availability	Immediate

SNAPSHOT

- Serves the established inner-city communities of Crescent Heights, Tuxedo Park, Winston Heights, Mountview, Renfrew, and Mount Pleasant
- Prime frontage along the Trans-Canada Highway with exposure to approximately 51,000 vehicles per day
- Positioned alongside iconic destinations including Peter's Drive-In and Marquee on 16th, benefiting from strong regional draw

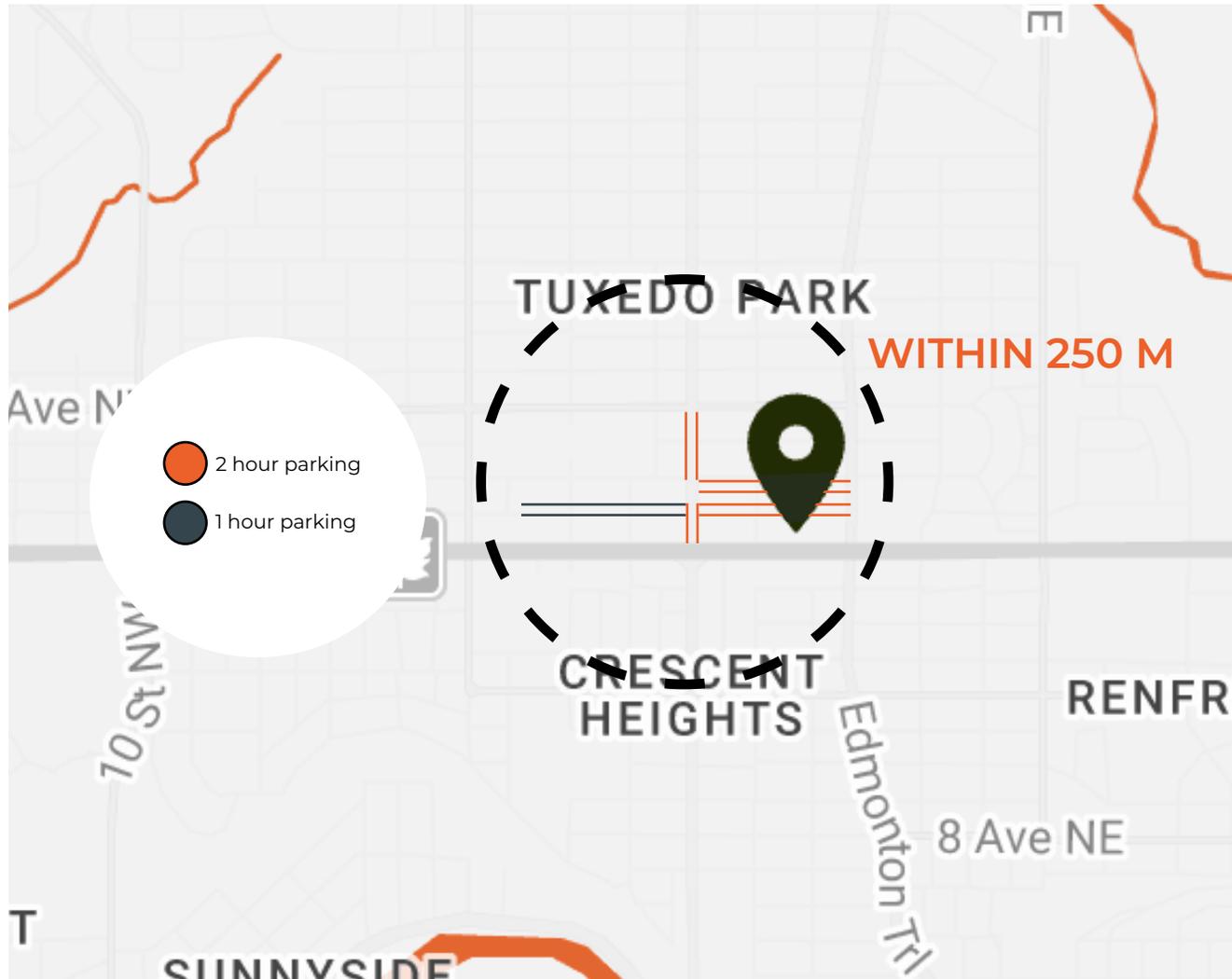


SITE PLAN



-  Leased
-  Available
-  Under Offer

PARKING



LOCAL MARKET

11,984
Daytime Population



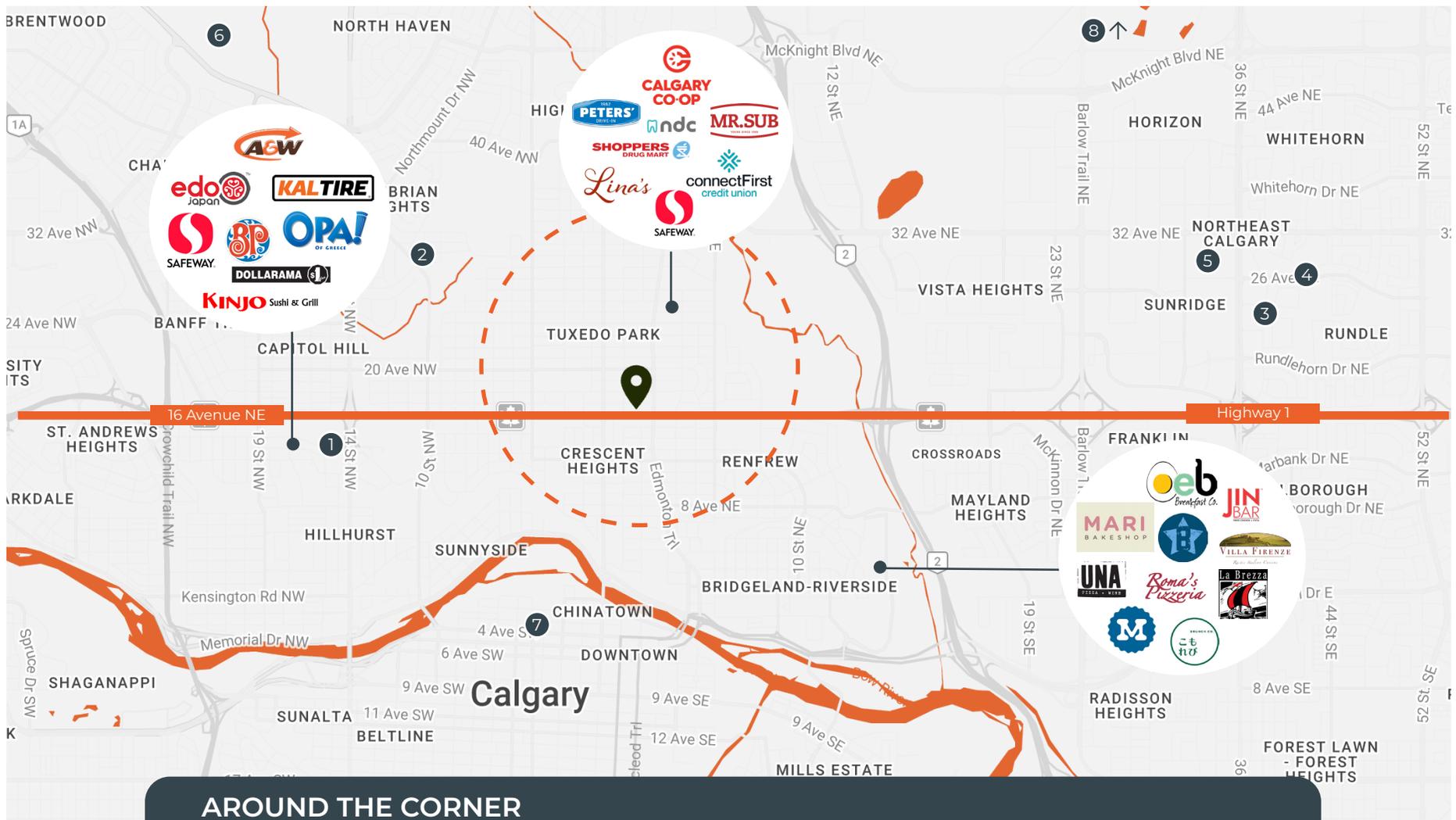
57,000
Vehicles Per Day



\$137,611
Avg. Household \$



PERKS



AROUND THE CORNER

- | | | |
|---|--------------------------|----------------------------------|
| 1. Southern Alberta Institute of Technology | 3. Sunridge Mall | 6. Nose Hill Park |
| 2. Confederation Park | 4. Peter Lougheed Centre | 7. Downtown Calgary |
| | 5. Costco Wholesale | 8. Calgary International Airport |

OPEN TO WHAT'S NEXT.

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CANADA