

For Lease



MISSION ON 4TH STREET

2312 4 STREET SW  
CALGARY, ALBERTA



## HIGHLIGHTS

- This lower-level suite offers excellent exposure and high visibility in Mission's sought after and trendy 4th Street corridor.
- An inviting common area leads downstairs into a fully developed and turnkey lower-level area.
- Currently turnkey for a yoga/wellness studio with the potential to be used for a number of other uses.
- An abundance of shopping and food amenities generate first-class drive-by and walkthrough traffic on a daily basis
- Located in a perfectly positioned shopping centre within walking distance of the downtown core

## DEMOGRAPHICS

Demographics pulled from a 3km radius.



### Population

23,872 (2015)  
36,616 (daytime)



### Household Income

\$111,367



### Traffic Count

15,000 vpd 4th St. SW  
11,000 vpd 25th Ave. SW  
9,000 vpd 2nd St. SW

## PROPERTY DESCRIPTION

Available Area:	2,830 sq ft ( <b>lower level</b> )
Rate:	Aggressive Market Rates
Term:	5 - 10 years
Zoning:	C-COR1
Availability:	Immediate
Parking:	Scramble

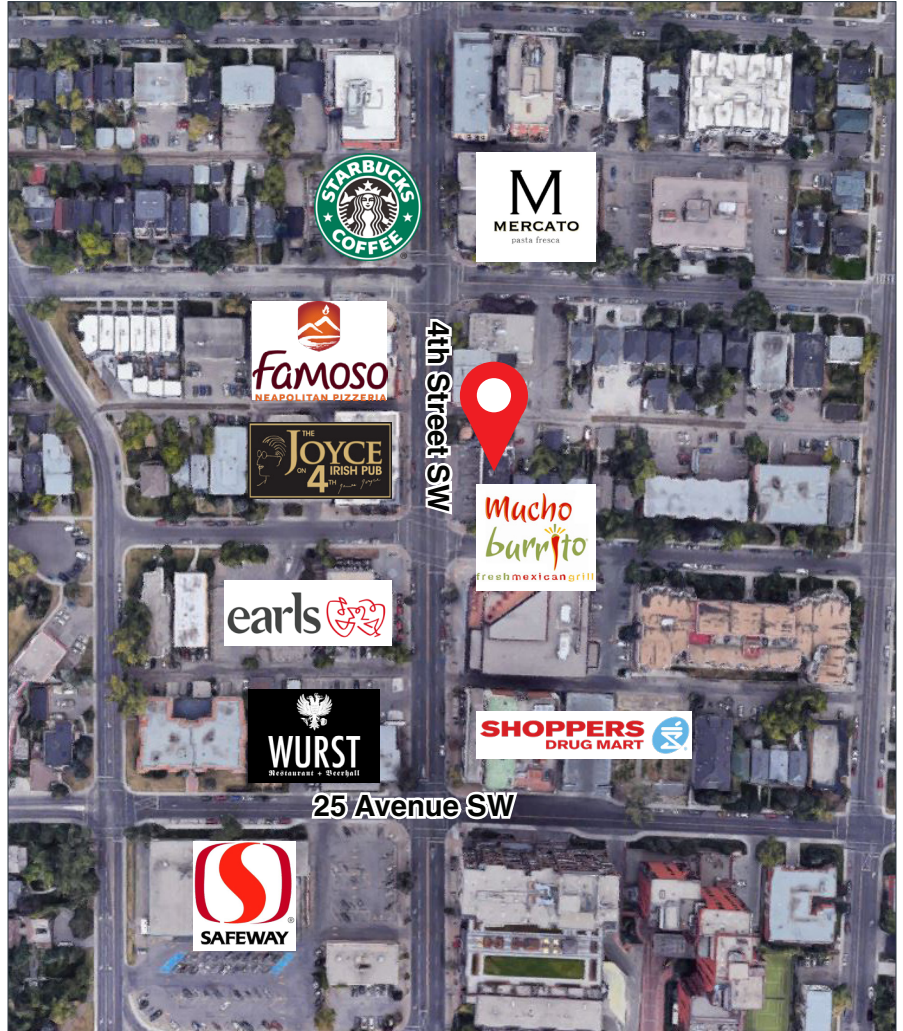
**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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## LOCATION & PHOTOS

2312 4 Street SW, Calgary, Alberta



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**Brandon Lau**

*Vice President*

**403.708.0730**

[blau@avenuecommercial.com](mailto:blau@avenuecommercial.com)

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**Main** 403.802.6766

**Toll Free** 800.750.6766

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