

Scout

Real Estate Ltd

FOR LEASE

OFFICE / RESTAURANT / QSR
OPPORTUNITY

2,575 SF

UNIT 101

5421 11TH STREET NE
CALGARY, ALBERTA



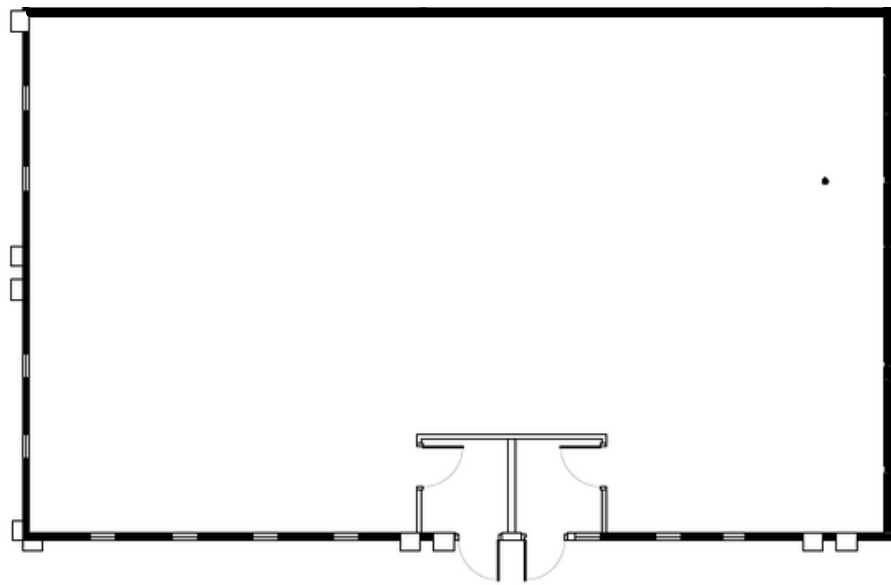
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LEASE OPPORTUNITY UNIT 101

- MAIN FLOOR
- PRIVATE ENTRANCES WITH VESTIBULES
- 2,575 SF (CAN BE SUBDIVIDED INTO TWO UNITS)
- AVAILABLE IMMEDIATELY
- TERM: 5 YEARS
- MARKET NET RENT
- OPERATING COSTS (2020): \$6.19 PSF (INCL WATER & SEWER)
- UNDEVELOPED, LANDLORD TURNKEY PACKAGES AVAILABLE
- EXCELLENT PARKING & EXPOSURE
- ZONED I-G, PREVIOUSLY OCCUPIED BY A RESTURANT



Great exposure to high traffic 11th Street NE



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DEMOGRAPHICS

- POPULATION: 102,917 WITHIN 5 KM RADIUS
- \$117,166 AVERAGE HOUSEHOLD INCOME
- 42,600 HOUSEHOLDS WITHIN 5 KM RADIUS
- MEDIAN AGE: 43.8
- OVER 5,500 DAYTIME EMPLOYEES
- 17,000 VEHICLES PER DAY ON 11 STREET NE



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