



417 Riverfront Avenue SE, Calgary AB

Riverfront Community Opportunity

PROPERTY DETAILS

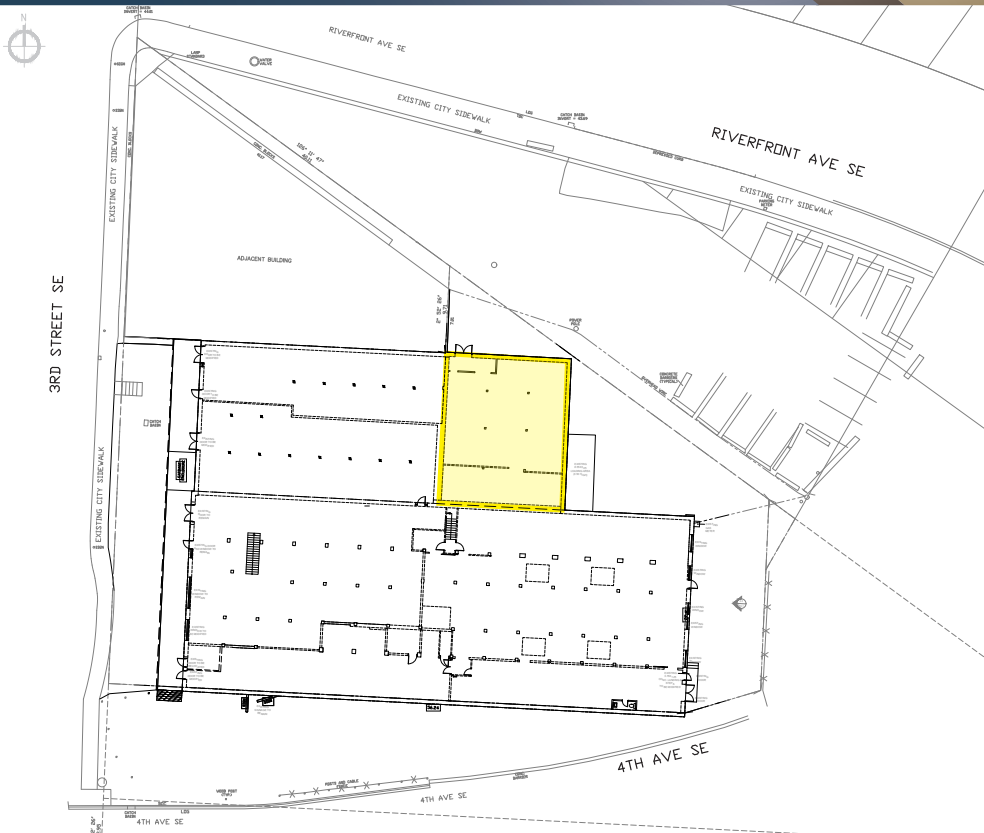
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|-----------------------|------------------------|
| Unit Size | 2,635 SF |
| Net Rate | \$30.00 PSF |
| Op Costs | \$8.77 PSF (Est. 2026) |
| Property Taxes | \$6.58 PSF (Est. 2026) |
| Year Built | 2020 |
| Renovated | 2024 |
| Availability | Immediately |
| Community | Downtown East Village |
| Zoning | CC-ET |

- **Prime Riverfront Exposure** – Directly across from the Bow River and steps to the Bow River Pathway.
- **Built-In Residential Density** – Surrounded by high-rise condos with immediate customer base.
- **+2,600 SF Open Layout** – Flexible, efficient footprint for multiple concepts.
- **Food-Ready Infrastructure** – Includes walk-in cooler and freezer.
- **Ideal for Café or QSR** – Perfect for quick-service or specialty food users.
- **Loft-Style Character** – High ceilings with a warehouse-inspired vibe.
- **Inner-City Destination** – Captures daily pathway traffic and local residents.



For Lease

417 Riverfront Avenue SE | Calgary, Alberta
Food-Ready Space in Distinctive Riverfront Setting



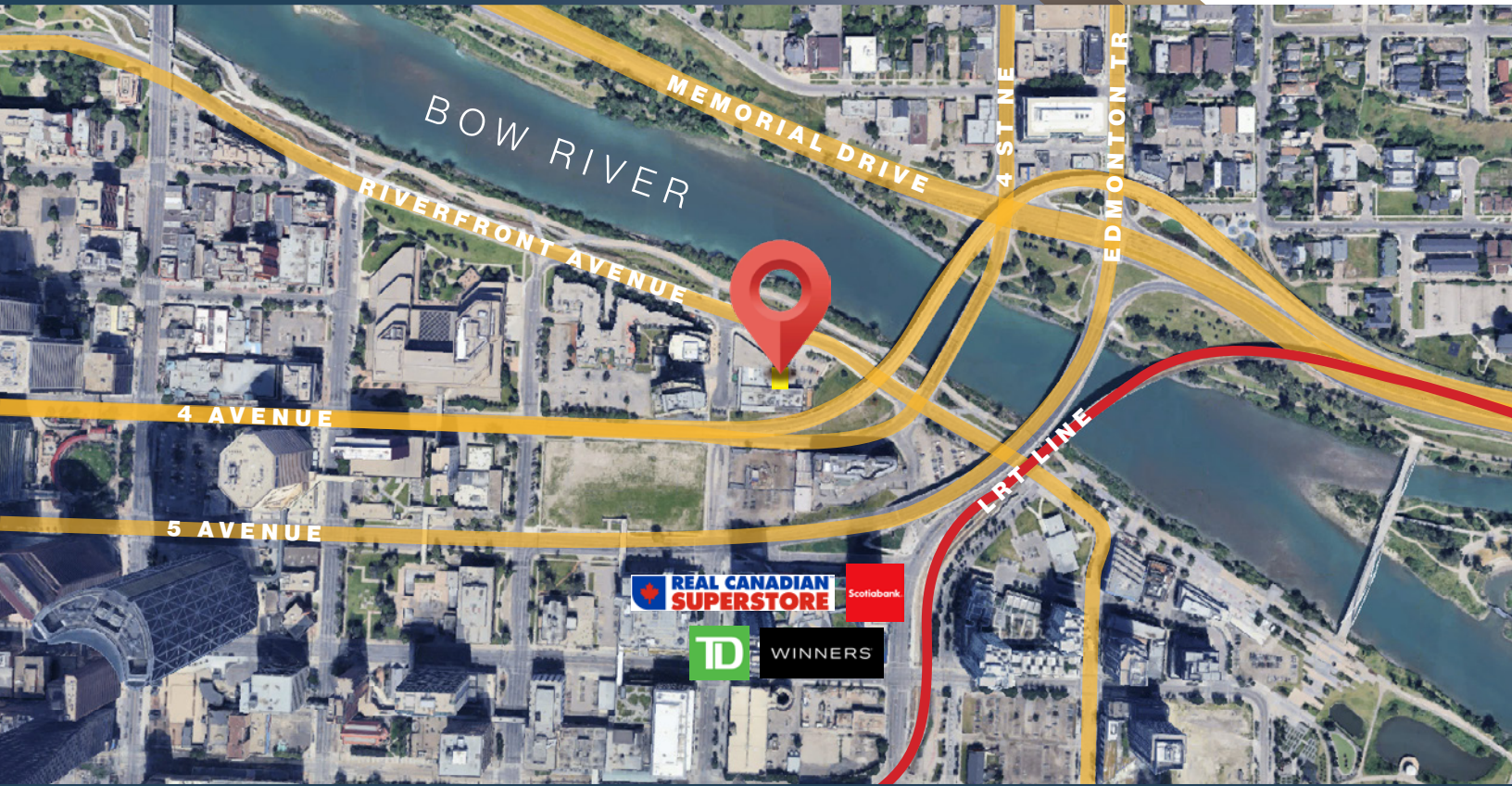
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|--|---|--|---|--|
|  NEIGHBORHOOD East Village |  POPULATION 3KM 111,262 |  MEDIAN AGE 381 |  HOUSEHOLD INCOME \$76,195 |  TRAFFIC COUNT 14,000 VPD 4 Street & Riverfront Ave SE 48,000 VPD Flyover |
|--|---|--|---|--|



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For more information, please contact one of our associates.

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