

**AVISON
YOUNG**

Waterfront

216 Riverfront Avenue SW
Calgary, AB

For Lease



Prime Retail Space Available For Lease in Eau Claire!

Get more info.

Hani Abdelkader

Principal

D +1 403 232 4321

hani.abdelkader@avisonyoung.com

Josh Rahme

Principal

D +1 403 232 4333

josh.rahme@avisonyoung.com

Morena Ianniello

Senior Client Services Specialist

D +1 403 232 4333

morena.ianniello@avisonyoung.com

Kirk Steinberg

Associate

D +1 403 571 4257

kirk.steinberg@avisonyoung.com

Emma MacIsaac

Client Services Coordinator

D +1 403 571 4256

emma.macisaac@avisonyoung.com



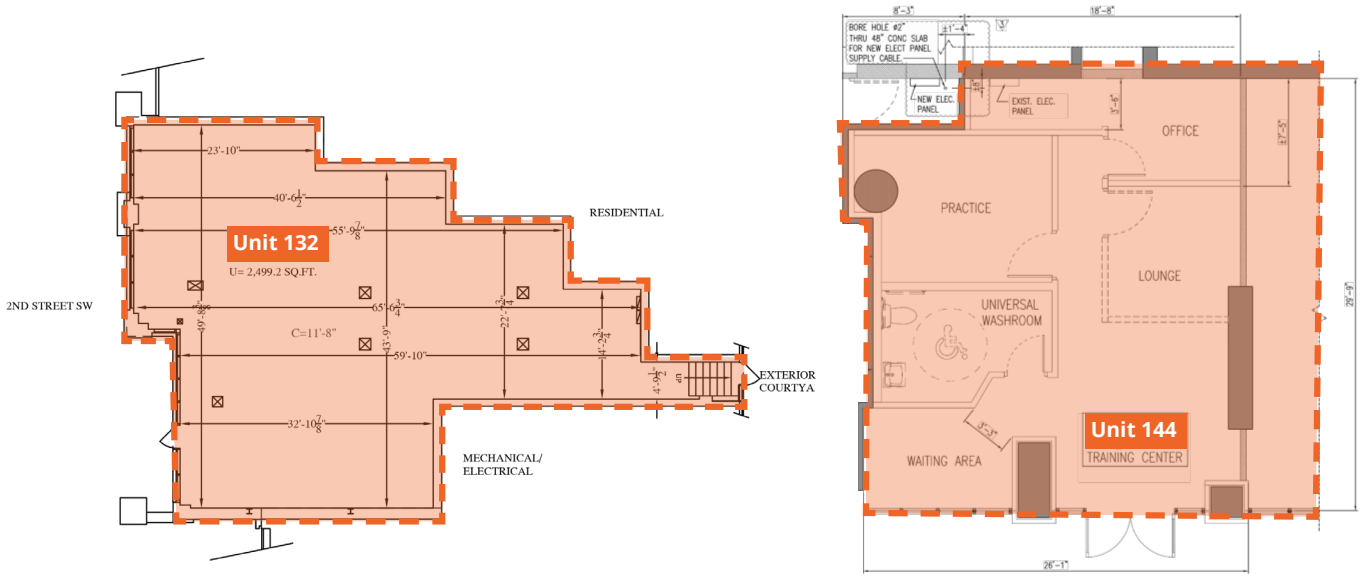
Particulars

Address:	216 Riverfront Avenue SW Calgary, AB
Vacancy:	Unit 132 2,499 sf Unit 144 700 sf
Additional rent:	\$14.78 psf (est. 2024)
Availability:	Immediate
Zoning:	DC (Direct Control)

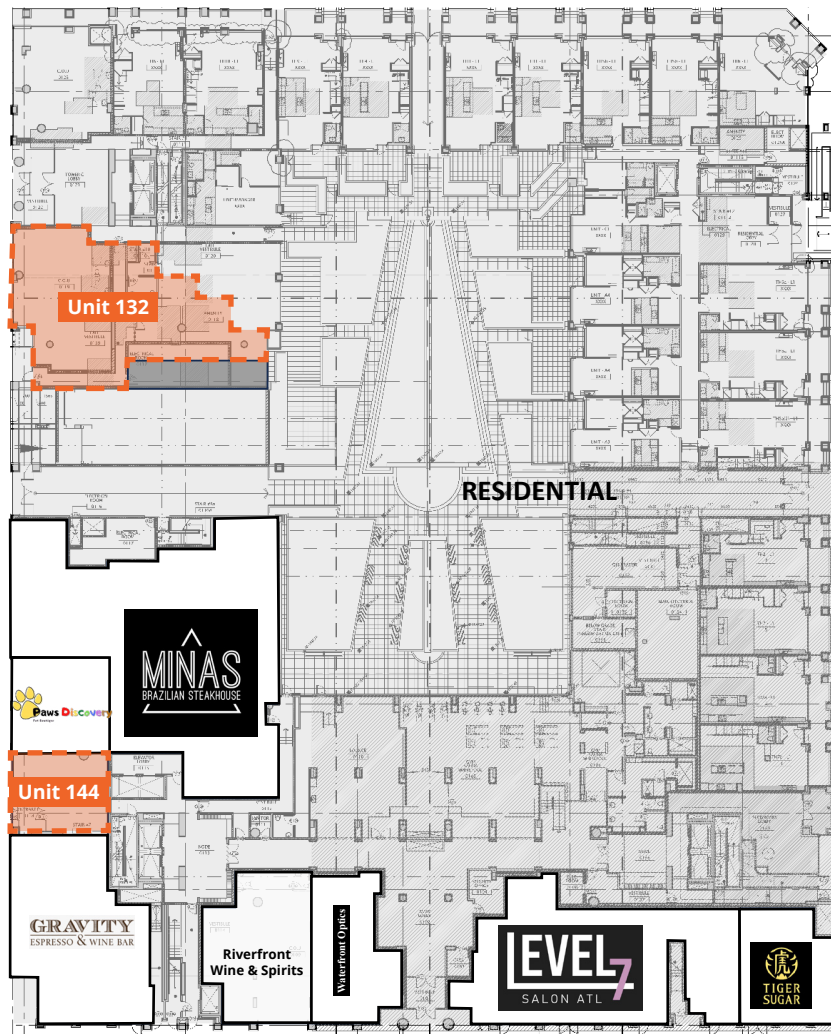
Highlights

- Within walking distance of the Bow River and Eau Claire Shopping Centre
- Main-floor retail in a high-rise building home to 1,000 sold-out residential units
- Other tenants include Minas Brazilian Steakhouse, Level 7 Salon, and Riverfront Wine & Spirits.
- Home to the single largest condominium development in Calgary

Floor Plan



Site Plan



Trade Area Demographics Within 3 km



133,568
2023 Population



339,179
2023 Daytime
Population



71,045
2023 Households



\$130,540
2023 Avg.
Household Income





Deerfoot Trail



8 Min.

16 Avenue NW



10 Min.

Downtown



2 Min.

Airport



20 Min.

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[avisonyoung.com](https://www.avisonyoung.com)

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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