

**AVISON
YOUNG**

For Lease | Retail Space

222 16 Avenue NE
Calgary, AB



Prime retail opportunity along 16th Avenue

Hani Abdelkader

Principal
403 232 4321
hani.abdelkader@avisonyoung.com

Morena Ianniello

Senior Client Services Specialist
587 293 3367
morena.ianniello@avisonyoung.com

Kirk Steinberg

Associate
403 571 4257
kirk.steinberg@avisonyoung.com

Emma MacIsaac

Client Service Coordinator
403 571 4256
emma.macisaac@avisonyoung.com

Particulars

Available: Bay 12 - 1,063 sf

Bay 13 - 1,063 sf

Occupancy: Immediate

Additional Rent: \$15.25 psf (2024 est.)

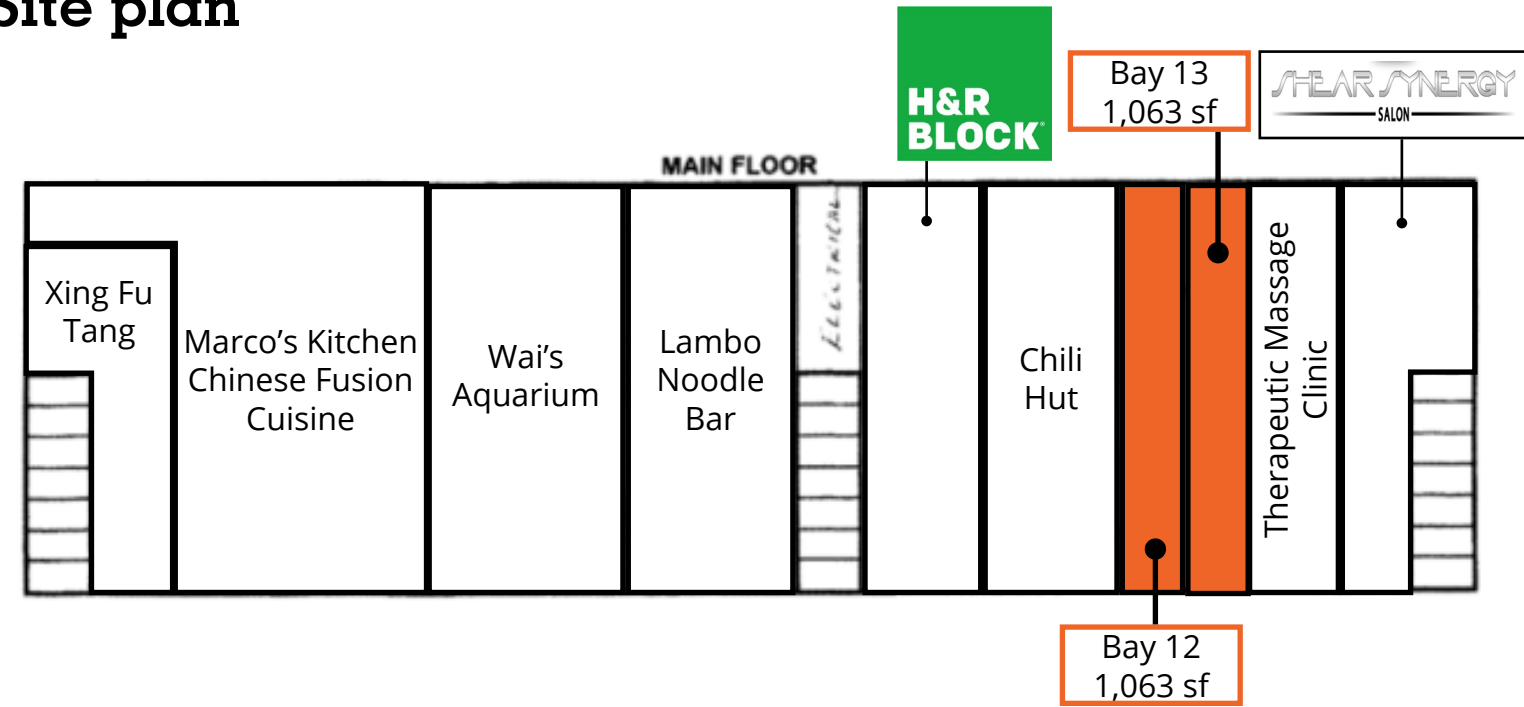
Parking: Ample surface parking

Zoning: Commercial Corridor 2 (C-COR2)

Highlights

- Servicing the communities of Crescent Heights, Tuxedo Park, Winston Heights, Mountview, Renfrew and Mt. Pleasant
- Located on the Trans Canada Highway with exposure to 51,000 vehicles per day
- Adjacent to Peter's Drive in and Marquee on 16th

Site plan

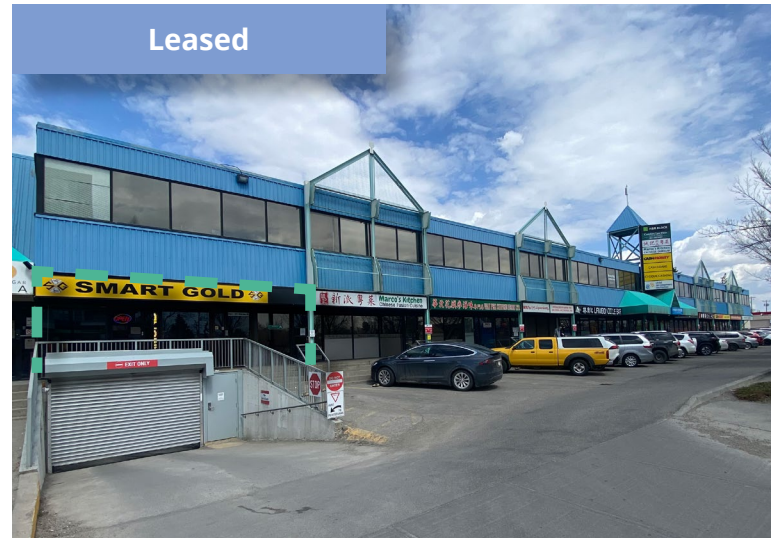
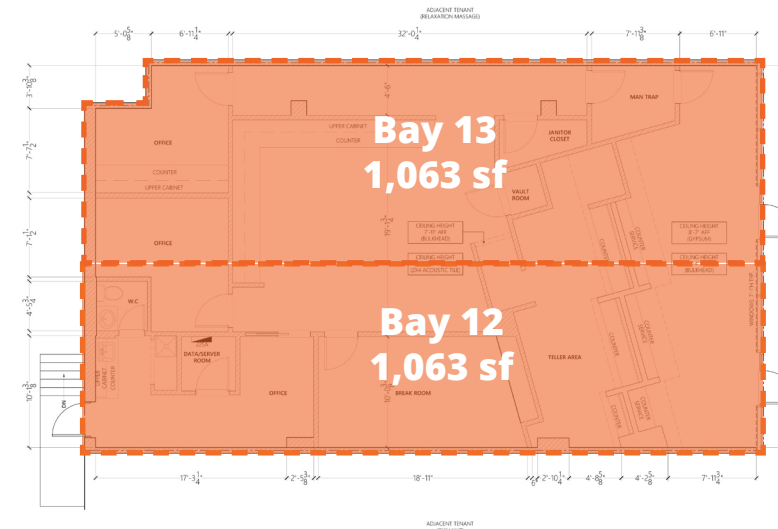


■ Leased
 ■ Conditionally Leased
 ■ Available
 ■ Under Offer

Floor plan

Bay 12 - 1,063 SF

Bay 13 - 1,063 SF



Existing Parking Conditions

Existing street parking guide is illustrated below



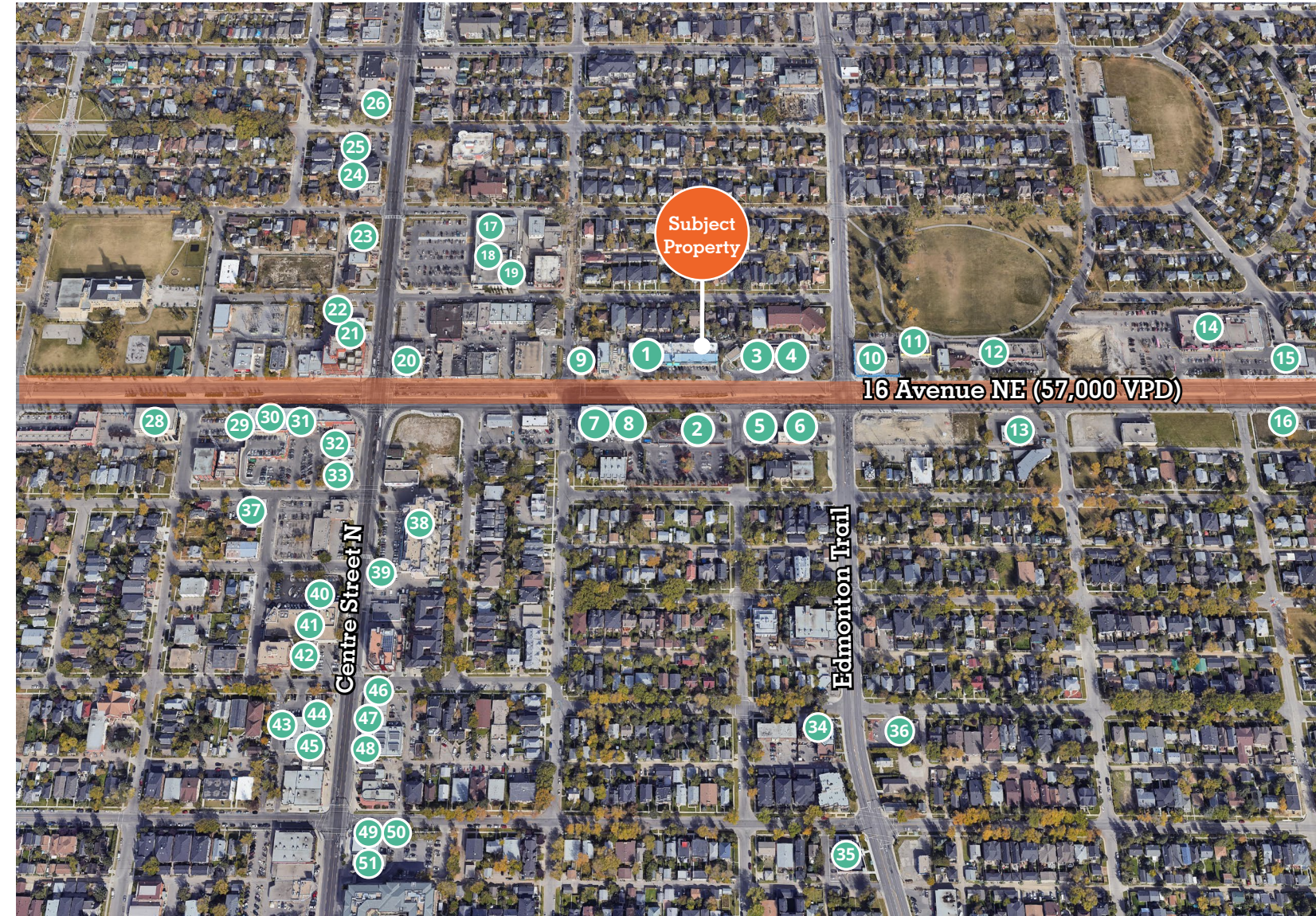
11,984
Daytime Population



\$137,611
Average Household Income



57,000
VPD along 16 Avenue NW



Amenities Map

- | | | | | |
|-----------------------------|-----------------------------------|-------------------------------------|----------------------------------|--------------------------------|
| 1. HR Block | 12. Juliet's Castle Sports Lounge | 22. Sushi Bistro Anzu | 32. Mot To Vietnamese | 42. BBQ Express |
| 2. Peter's Drive-in | 13. Bubblemania Cafe | 23. Boom-Boom Ramen House | 33. Savona's Pizza | 43. Shopper Drug Mart |
| 3. Tim Hortons | 14. Co-op | 24. Olympia Liquor | 34. Elite Brewing & Cider | 44. Tim Hortons |
| 4. Esso | 15. Petro Canada | 25. TJ's Pizza Calgary | 35. K Street Food | 45. Tea Funny |
| 5. 7-Eleven | 16. Mr. Sub | 26. Pho-Han Vietnamese Noodle House | 36. KFC | 46. The Captain's Boil |
| 6. Mr Lube | 17. Safeway | 27. Panago Pizza | 37. Pho Kim | 47. Aleppo Shawarma and Donair |
| 7. Copper Branch | 18. Starbucks | 28. ATB Financial | 38. Phoenix Gate Chinese Cuisine | 48. Yamato Bakery |
| 8. Tsujiri Japanese Tea | 19. BMO | 29. Central Grand | 39. Santorini Greek Taverna | 49. Chewgurt Yummy |
| 9. Namskar Cuisine of India | 20. Coffee Land | 30. Logos Bakery | 40. Sun's BBQ | 50. Papa John's |
| 10. Liberty Tax | 21. Centre Cafe | 31. Wai's BBQ House | 41. Koi Fresh Fruits & Tea | 51. TD Canada Trust |

Thank you for your interest!

If you would like more information on this offering please get in touch.

Hani Abdelkader

Principal
403 232 4321
hani.abdelkader@avisonyoung.com

Morena Ianniello

Senior Client Services Specialist
587 293 3367
morena.ianniello@avisonyoung.com

Kirk Steinberg

Associate
403 571 4257
kirk.steinberg@avisonyoung.com

Emma MacIsaac

Client Service Coordinator
403 571 4256
emma.macisaac@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

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

**AVISON
YOUNG**