

Waterfront

📍 216 Riverfront Avenue SW
Calgary, Alberta

*A rare opportunity to grow
within Calgary's growing live-
work-play downtown core!*

THE DETAILS

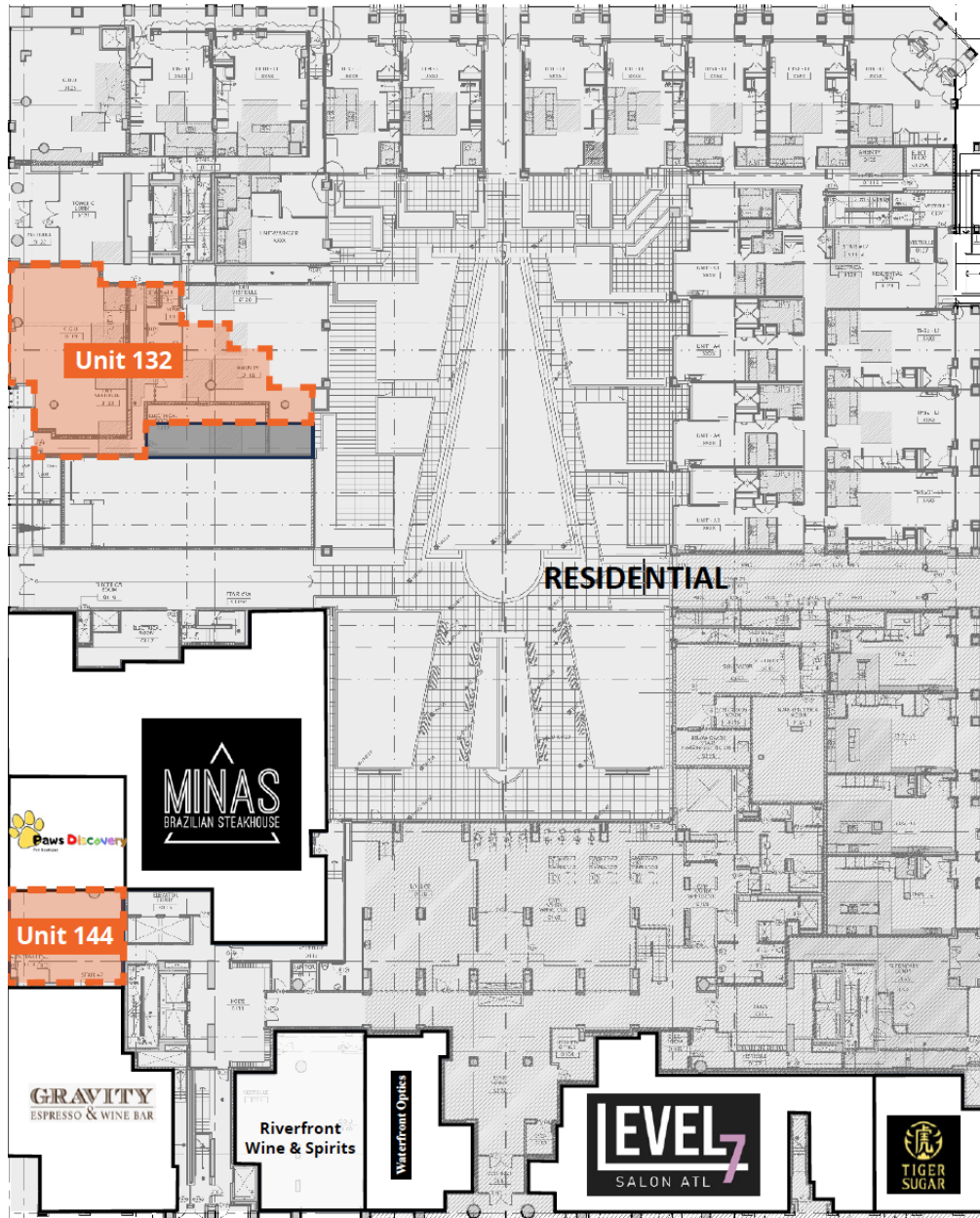
Area	144 - 700 sf 132 - 2,499 sf
Rate	Market
Additional Rent	\$14.78 psf
Term	5-10 Years
Availability	Immediate

SNAPSHOT

- Prime retail opportunity in Calgary's rapidly evolving Riverfront district, surrounded by a growing residential population and daytime workforce.
- Located within a vibrant mixed-use corridor with direct access to Eau Claire, Chinatown, East Village, and Downtown Calgary.
- Excellent exposure along Riverfront Avenue SW with strong pedestrian activity and connectivity to Calgary's extensive pathway network.
- Ideal opportunity for food service, wellness, boutique retail, and service-oriented uses seeking a highly urban customer base.



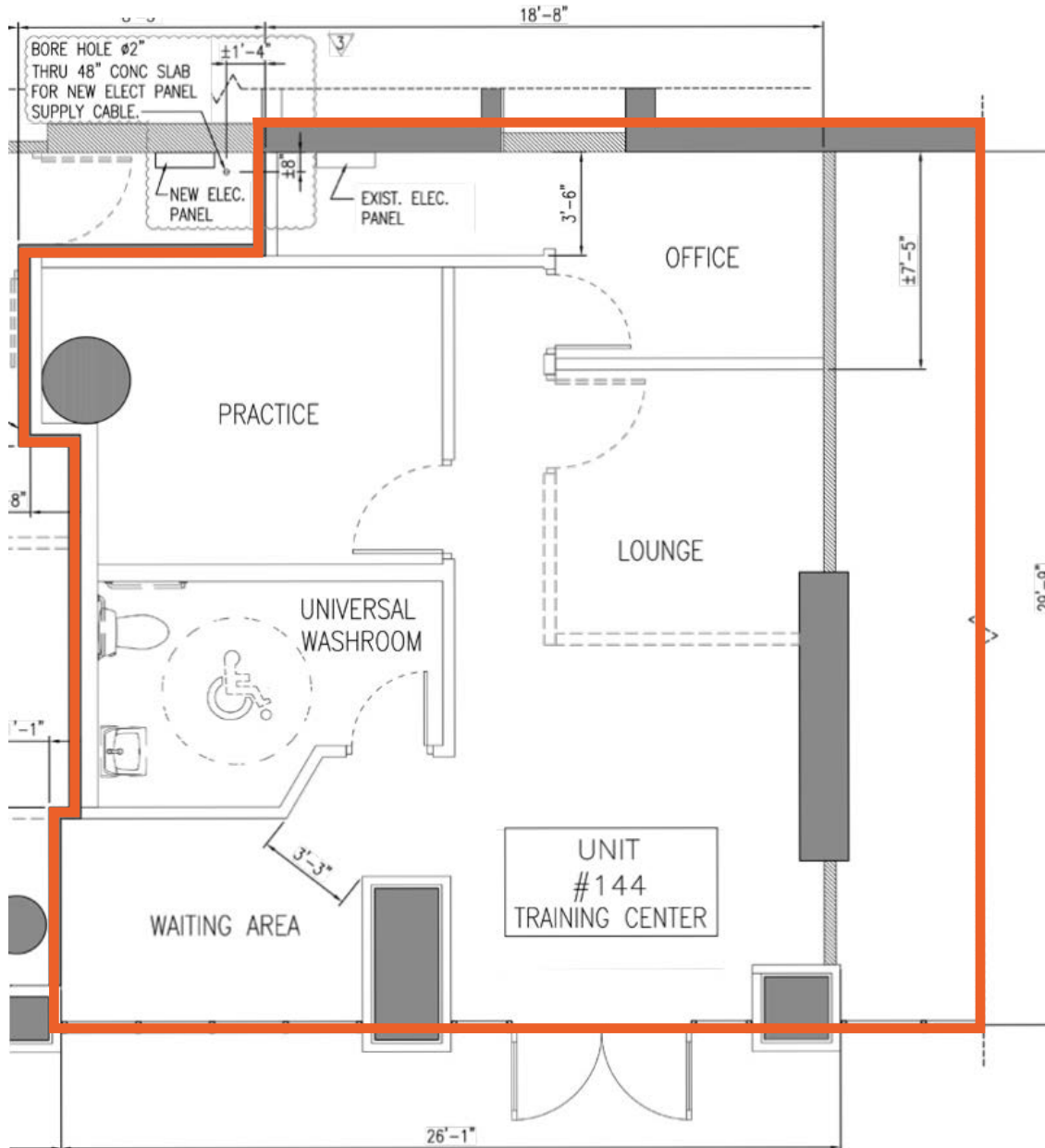
SITE PLAN



- Leased
- Available
- Under Offer

FLOOR PLAN

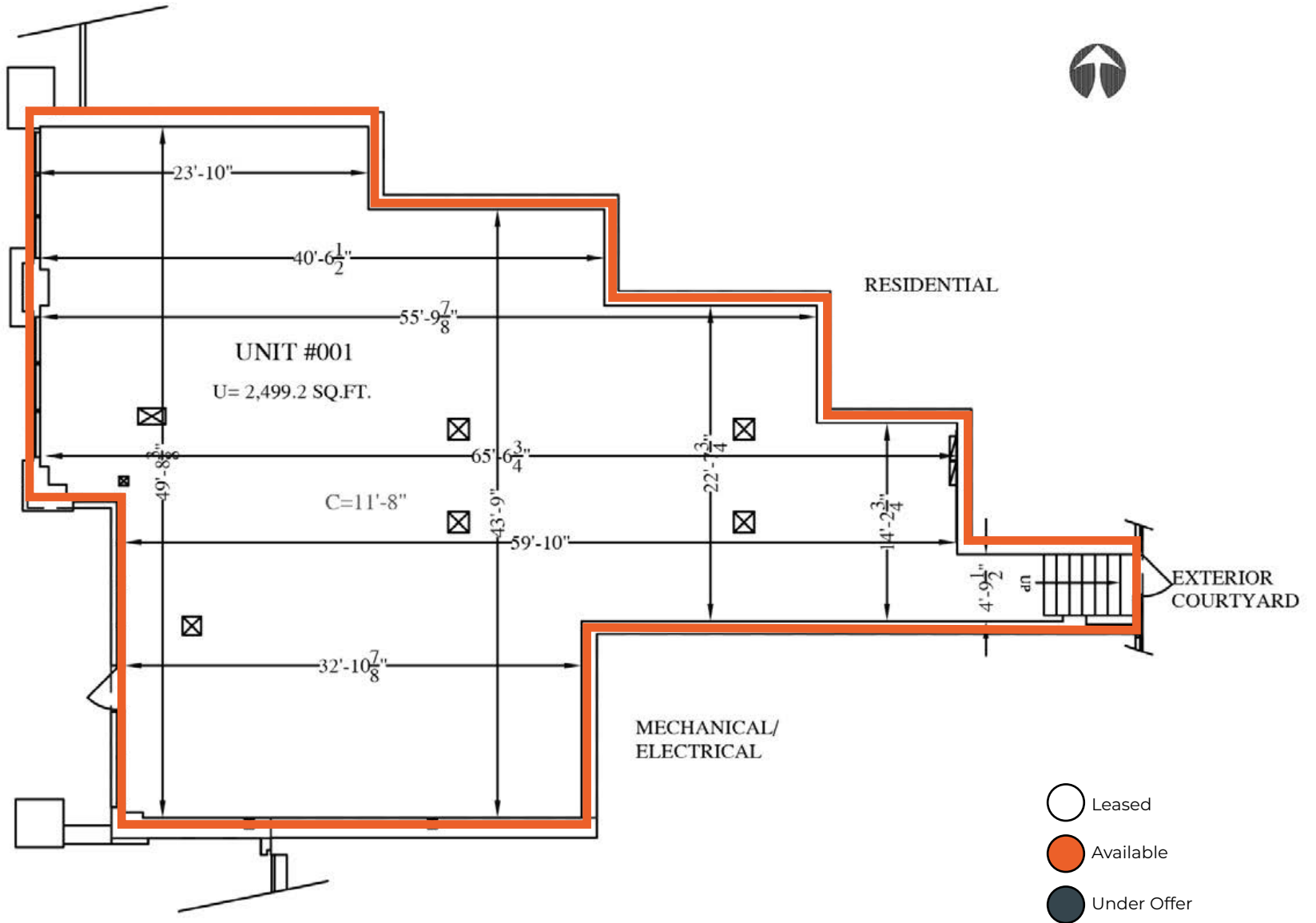
Unit 144 - 700 sf



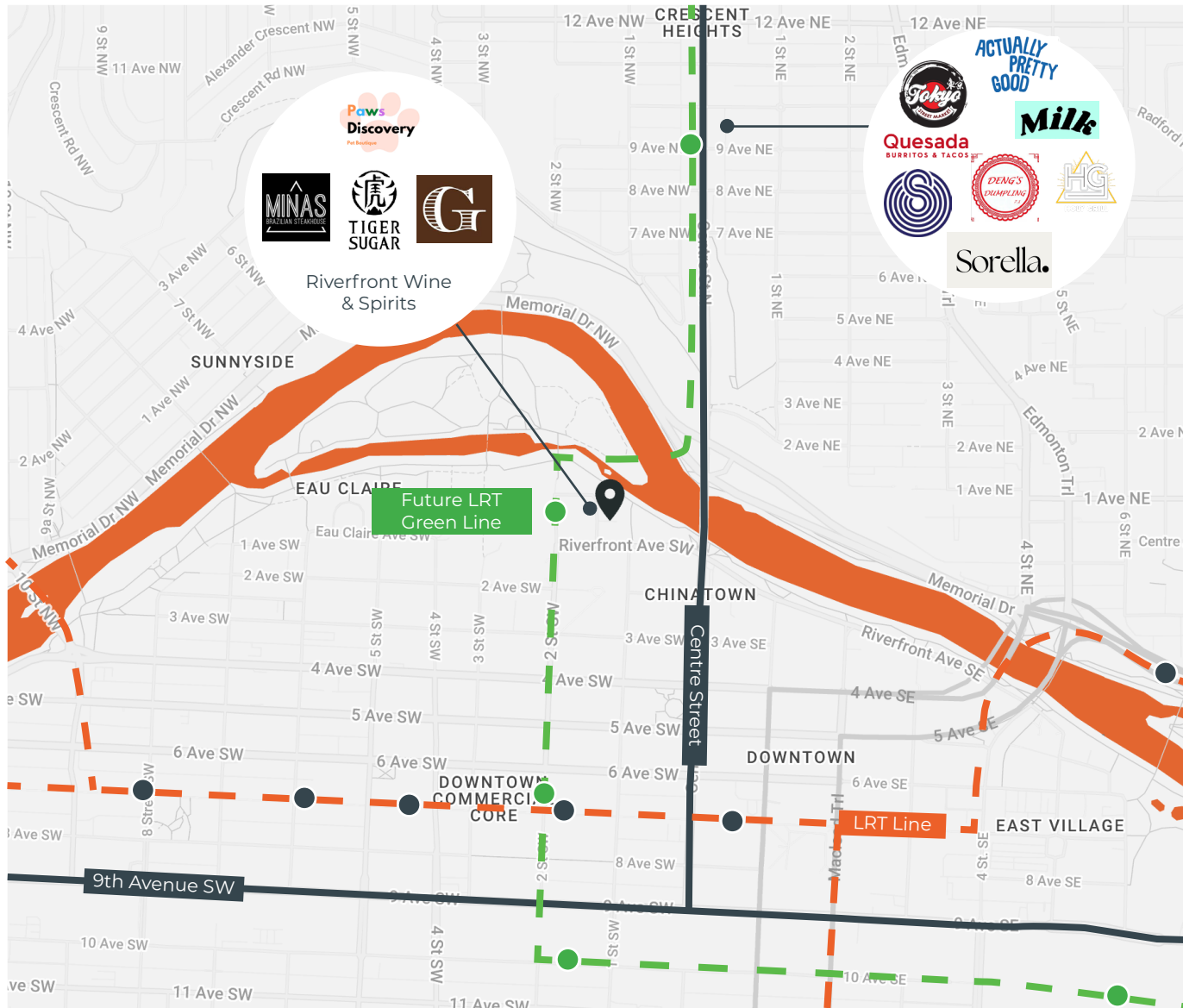
- Leased
- Available
- Under Offer

FLOOR PLAN

Unit 132 - 2,499 sf



PERKS



LOCAL MARKET

422,963
Daytime Population



120,716
Households



\$97,700
Avg. Household \$





OPEN THE DOOR TO POSSIBILITY.

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