

# Ronmor Block

2115 - 4th Street S.W. | Calgary, Alberta



## Retail Leasing Opportunity



**Ronmor Developers Inc.**  
Suite 250  
5920 - 1A Street SW  
Calgary, Alberta T2H 0G3

**Angela Hill**  
Director, Leasing  
403.692.4641 | 403.801.4045  
ahill@ronmor.ca



# PROPERTY OVERVIEW



Located in Calgary's highly sought-after Mission district



Neighbourhood includes trendy boutiques, shops, and a variety of restaurants



Building is situated within a popular pedestrian corridor



Surrounded by affluent communities including Cliff Bungalow & Mission, and Lower Mount Royal



Excellent exposure to the high-traffic corridor along 4th Street



Close proximity to numerous public transportation routes

## Vacancy Information

<b>Landlord's Legal Name:</b>	Ronmor Block Ltd.
<b>Rentable Area:</b>	Suite 103   745 SF
<b>Availability:</b>	Immediate
<b>Lease Rate:</b>	Market
<b>Annual Operating Costs &amp; Taxes:</b>	±\$26.17 PSF (includes utilities)
<b>Term:</b>	5 - 10 years
<b>Parking:</b>	Reserved surface (street parking also available)



# LOCATION

---

2115 - 4th Street S.W. | Calgary, Alberta



## Area Businesses / Amenities

- 1 The Glencoe Club
- 2 Canada Safeway
- 3 Earl's Kitchen & Bar
- 4 Petro-Canada
- 5 Mercato
- 6 Shoppers Drug Mart
- 7 St. Mary's High School
- 8 MNP Community & Sport Centre

# FLOOR PLANS



# SUITE 103 | PHOTOS

Main Floor: 745 SF



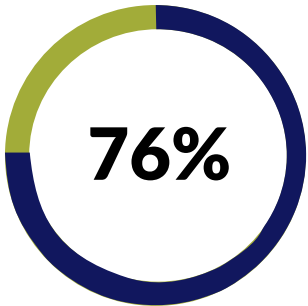
The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

# DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	18,765	94,881	186,782
Daytime Population	Sum	32,032	302,037	449,842
Total Households	Sum	11,766	52,542	93,832



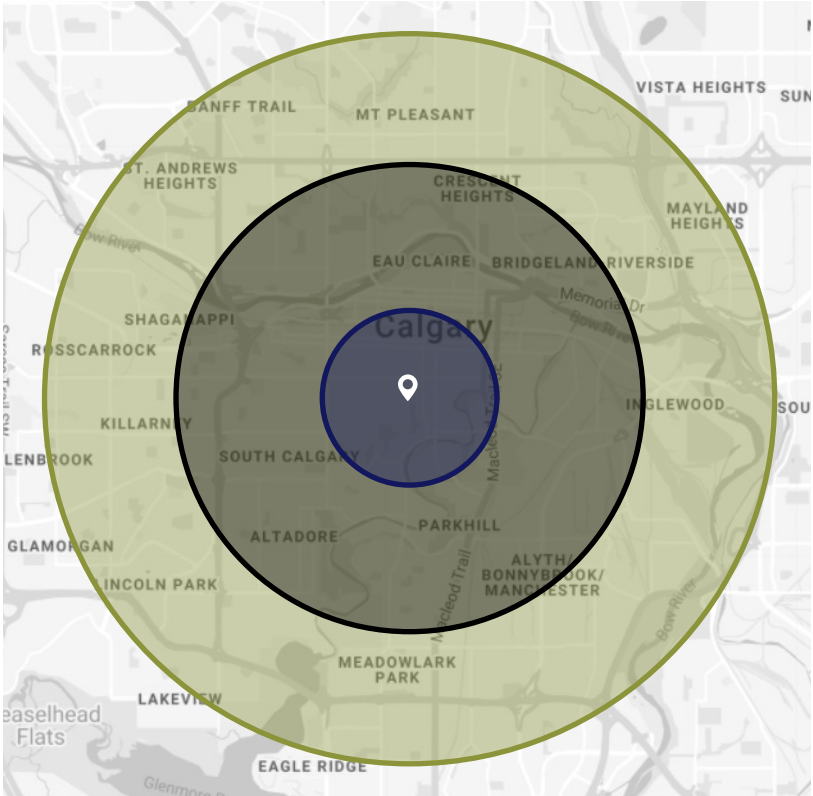
**Annual Spending**  
on clothing & accessories  
within a 1 km radius  
**\$4,627**



**Employment Rate**  
within 1 km radius



**Average Household Income**  
within 1 km radius  
**\$144,127**



● 1 km Radius
 ● 3 km Radius
 ● 5 km Radius


 Primary age group  
**22-37**  
year olds


 Area has a **HIGH**  
number of people  
**visiting or working**  
during the day