

High-density  
residential  
area in  
Sunalta

RETAIL SPACE FOR LEASE

# The RECA Building

1506 11th Avenue SW, Calgary



2,167 - 4,683 sf

FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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LOCAL EXPERTISE MATTERS

The property is three-storey mixed-use development prominently located on the corner of 11th Avenue SW and 14th Street SW. The property is within proximity to Sunalta LRT station and has immediate access to Bow Trail, north and south Crowchild Trail, and Downtown Core.



OFFICE  
TENANTS:



RETAIL  
TENANTS:

Compounding Pharmacy

## LEASE INFORMATION

### MUNICIPAL ADDRESS:

1506 11th Avenue SW, Calgary

LANDLORD: Real Estate Council Alberta

### MANAGED BY:



Property investment,  
development and asset  
management company.  
[enrightcapital.com](http://enrightcapital.com)

ZONING: C - COR1

### AVAILABLE FOR LEASE:

2,167 – 4,683 sq. ft. Main floor retail

AVAILABILITY: Immediately

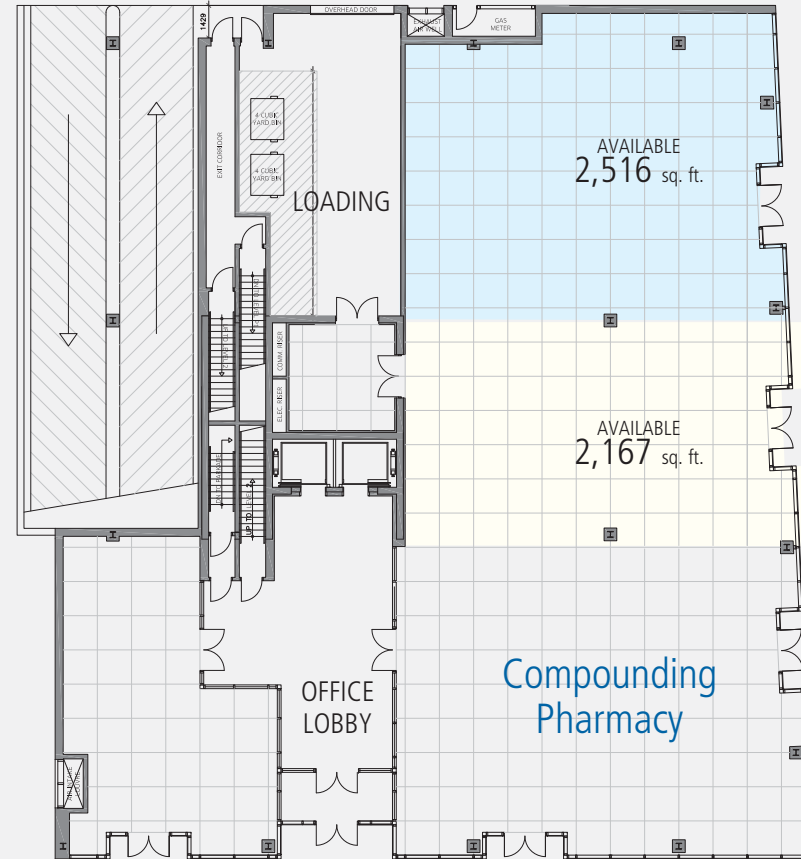
PARKING: 8 underground stalls plus 2  
handicapped stalls.

OP. COSTS: \$14.49 per sq. ft. (est.)

T.I.A.: Negotiable

NET RENT: Market rate

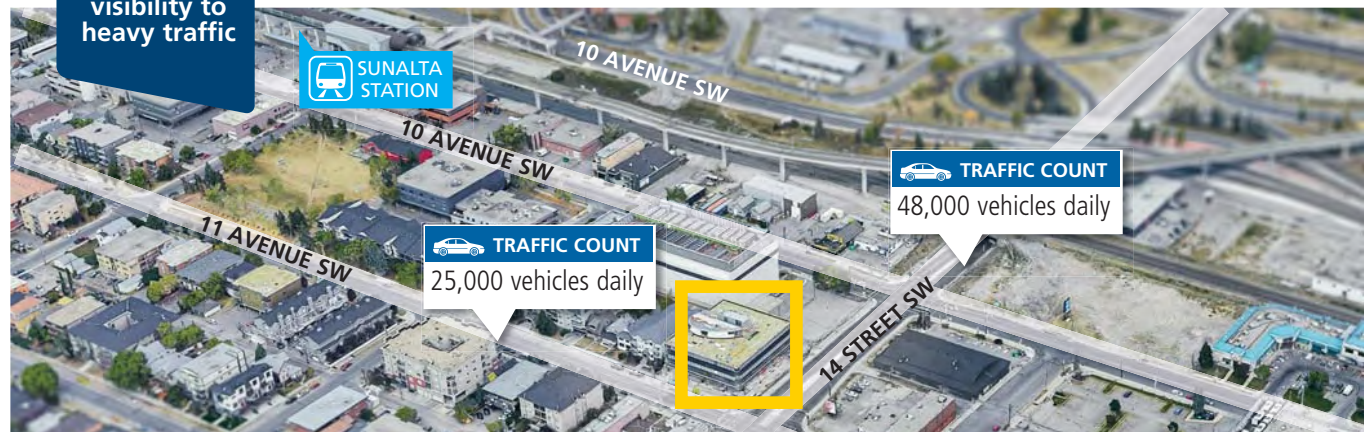
### PARKADE ENTRANCE



14 STREET SW

11 AVENUE SW

Outstanding  
visibility to  
heavy traffic



TRAFFIC COUNT  
25,000 vehicles daily

TRAFFIC COUNT  
48,000 vehicles daily



## UNDERGROUND PARKADE



## ON-STREET PARKING



- ▬ 2-hr free (approx. 12 stalls)
- ▬ 30-min free (approx 5 stalls)
- ▬ 2-hr metered