



## 4,145 SF Retail Building

1104 20 Avenue NW | Calgary, Alberta

- The subject property is situated in the heart of Calgary's bustling Capitol Hill neighbourhood, benefiting from high visibility and easy accessibility. The area is renowned for its energetic atmosphere, attracting a mix of residents, professionals, and students from the nearby SAIT (Southern Alberta Institute of Technology)
- Capitol Hill is home to an array of trendy shops, popular restaurants, cafes, and entertainment venues, ensuring a constant flow of potential customers throughout the day and evening.
- The property is surrounded by a thriving residential communities, further enhancing the potential customer base. The area is known for its diverse population, including young professionals, families, and students, resulting in a broad consumer demographic with varying needs and preferences.
- Total of \$120,000 improvements made.

**Blair Best**, Associate, Capital Markets

**(403) 669-3969**

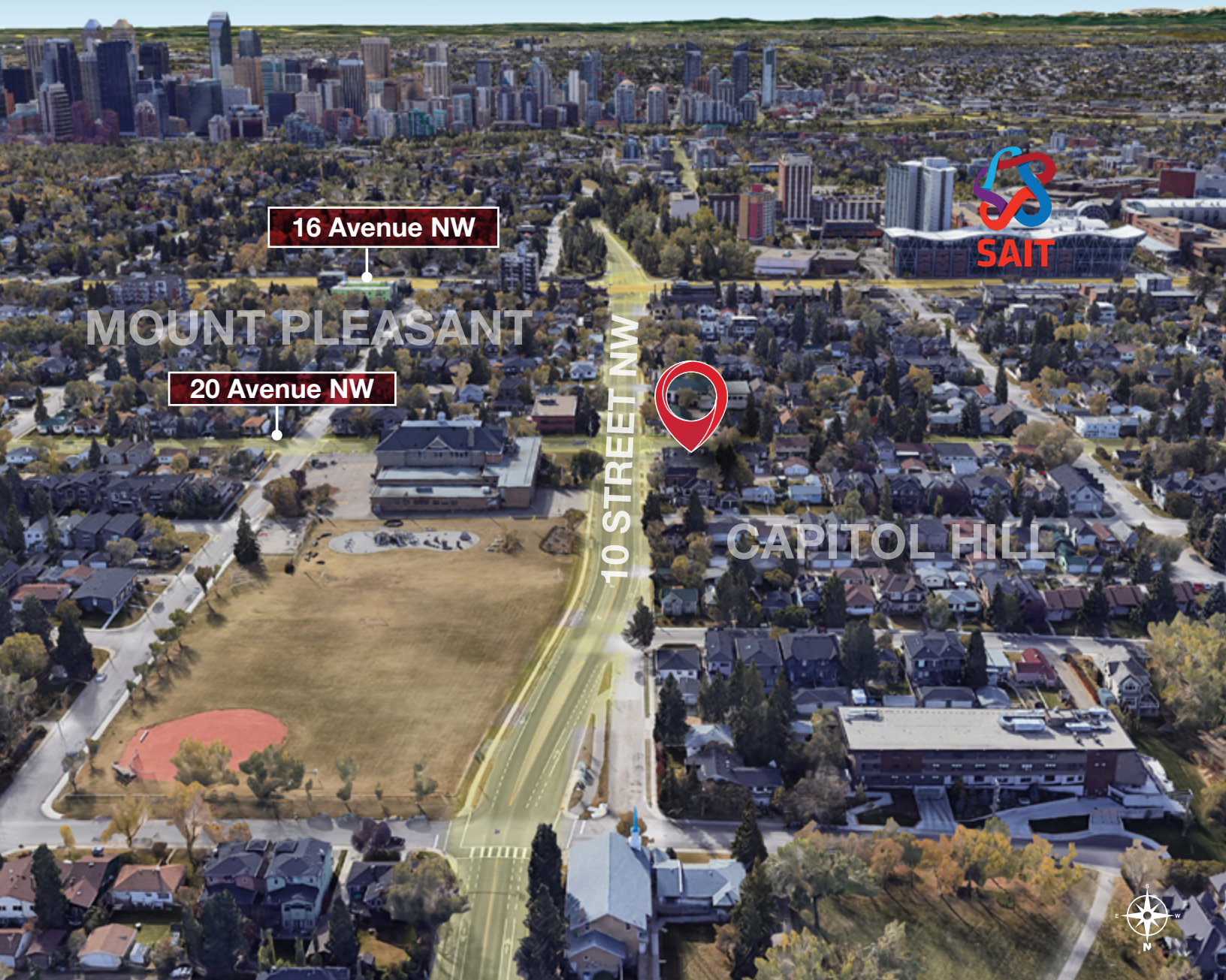
**[bbest@naiadvent.com](mailto:bbest@naiadvent.com)**

ADDRESS	1104 20 Avenue NW
ZONING	C-N2 Commercial - Neighbourhood 2
YEAR BUILT	1977
LOT SIZE	11,988 SF
TAXES	\$29,580.24 (2023)
IMPROVEMENTS	New roof - September, 2019 Repaved parking lot - May, 2022
WALK SCORE®	Very Walkable (72)
BIKE SCORE®	Biker's Paradise (97)

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## CURRENT TENANTS



CALGARY *Instant* SIGNS

BUILDING SIZE	4,145 SF
BANZAI SUSHI	1,687 SF
KETO CACHE	1,140 SF
CALGARY INSTANT SIGNS	1,318 SF
SALE PRICE	\$2,300,000

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## DEMOGRAPHICS

HOUSEHOLDS	2 KM	5 KM	10 KM
Households	17,852	112,133	285,254
5 Yr Growth	17.7%	15.7%	15.7%
Median Household Income	\$89,805	\$78,711	\$86,805
Average Household Income	\$143,615	\$126,853	\$134,465
% High Income (>\$80K)	17%	16%	18%

#HOUSEHOLDS BY HH INCOME	2 KM	5 KM	10 KM
<b>Total</b>	<b>17,852</b>	<b>112,133</b>	<b>285,254</b>
<\$40,000	4,038	28,830	61,726
\$40,000 - \$60,000	2,231	15,360	37,954
2023 Av Household Income	\$143,615	\$126,853	\$134,465
2023 Median Household Income	\$89,805	\$78,711	\$86,805

POPULATION BY AGE

