

Aull Block

12th Avenue & 1st Street SW | Calgary, Alberta



Retail Leasing Opportunity



Ronmor Developers Inc.
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PROPERTY OVERVIEW



Prominently located along the 'Restaurant Row' in Calgary's Beltline District



Very close proximity to high-density multi-family



<1km to Victoria Park LRT Station



Anchor tenants include popular restaurants - Leopold's Tavern and Ten Foot Henry



Nearby amenities include parks, a high school, and Central Memorial Library



13,500 vehicles per day on 12th Avenue

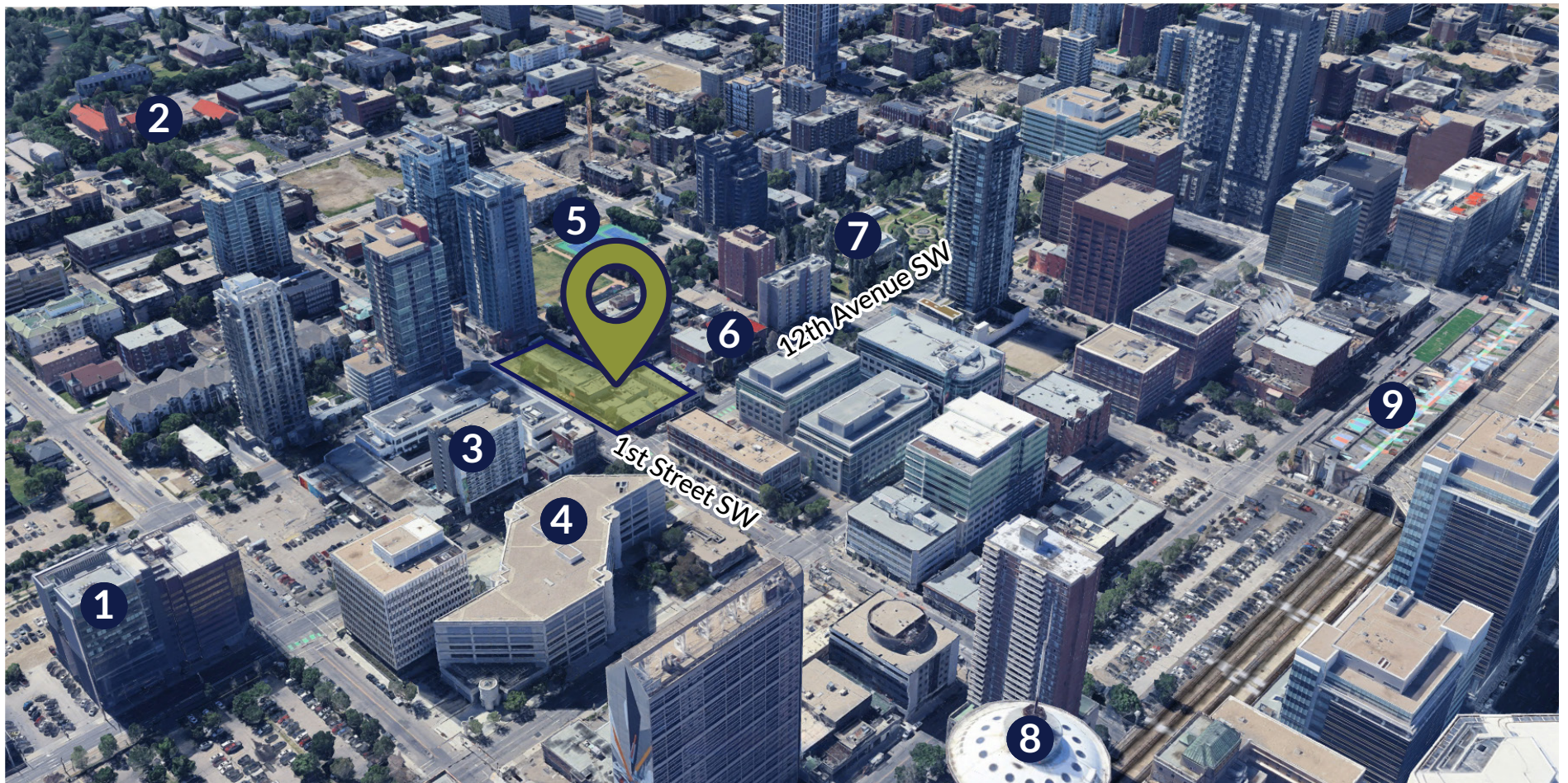
Vacancy Information

Landlord's Legal Name:	Aull Block Holdings Ltd.
Rentable Area:	1,354 SF 207 - 12th Avenue SW
Availability:	December 1/26
Lease Rate:	Market
Annual Operating Costs:	TBD
Term:	5-10 years



LOCATION

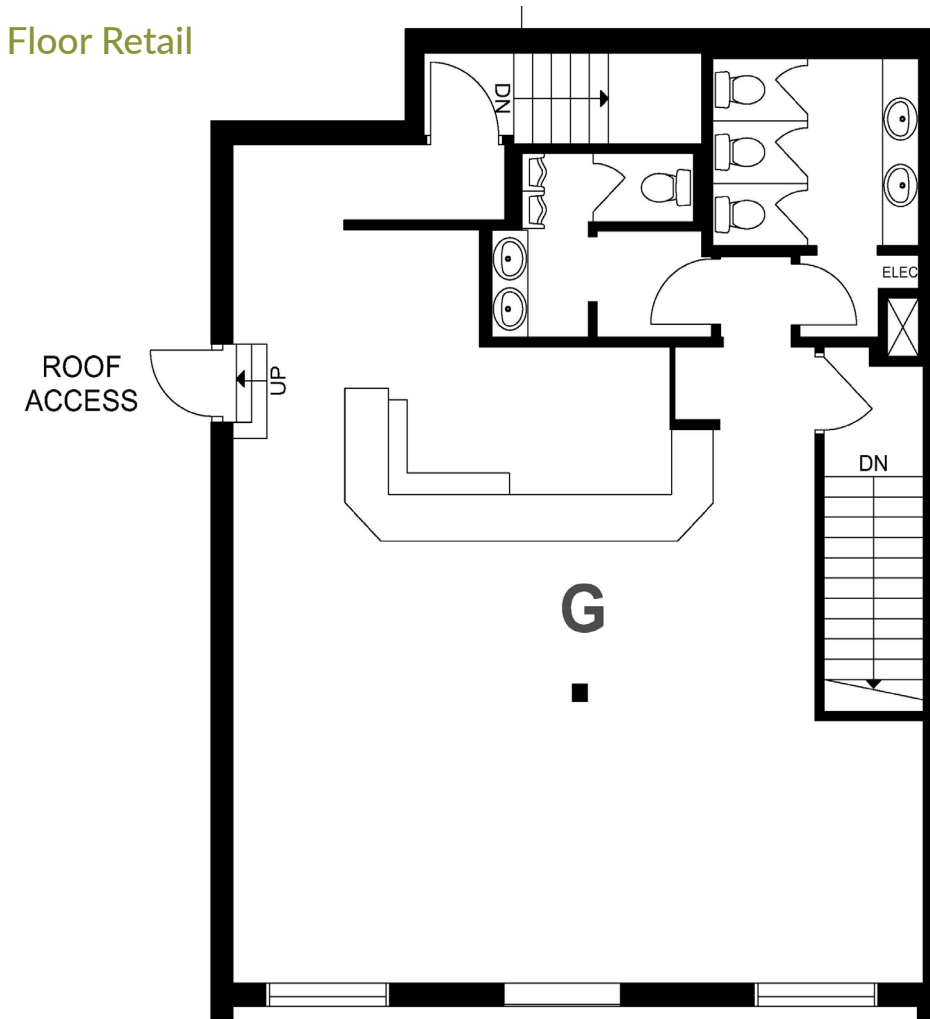
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|---|----------------------|---|------------------------|---|---|
| 1 | Kahanoff Centre | 4 | TransAlta Place | 7 | Calgary Library & Central Memorial Park |
| 2 | St. Mary's Cathedral | 5 | Haultain Tennis Courts | 8 | Calgary Tower |
| 3 | Hotel Arts | 6 | Historic YWCA | 9 | High Park |

FLOOR PLAN

Unit 207 | 1,354 SF - Second Floor Retail



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PHOTOS | SUITE 207



PROPERTY PHOTOS



IDEAL USES

