

# Mark on 10<sup>th</sup>

903 10<sup>th</sup> Avenue SW

CALGARY, ALBERTA

FOR SALE



# Mark on 10<sup>th</sup>

LEGAL DESCRIPTION	Plan 1610784; Block 65; Lot 43	
ADDRESS	903 10 Avenue SW	
ZONING	CC-x Centre City Mixed Use District	
CONSTRUCTION	2015	
BUILDING AREA	22,689 SF	
	Floor 1 (CRUs)	10,772 SF
	Floor 2 (Office)	11,819 SF
TOTAL SITE SIZE	0.25 acres	
PARKING	11 Covered Surface Stalls 19 Underground Stalls	
PROPERTY TAX (2023)	Commercial - \$155,406.60 Parking - 3,121.70	

## HIGHLIGHTS

This retail and office condominium building is very well located with direct frontage onto 10th Avenue SW and 8th Street SW along the 8th Street SW Retail Corridor.

The building was constructed in 2015 and offers modern tenant spaces that compete well in the market. The property also offers 30 parking stalls for the exclusive use of the commercial tenants.

The property is fully occupied with a variety of tenants including Canada Post and AEON Future Health.

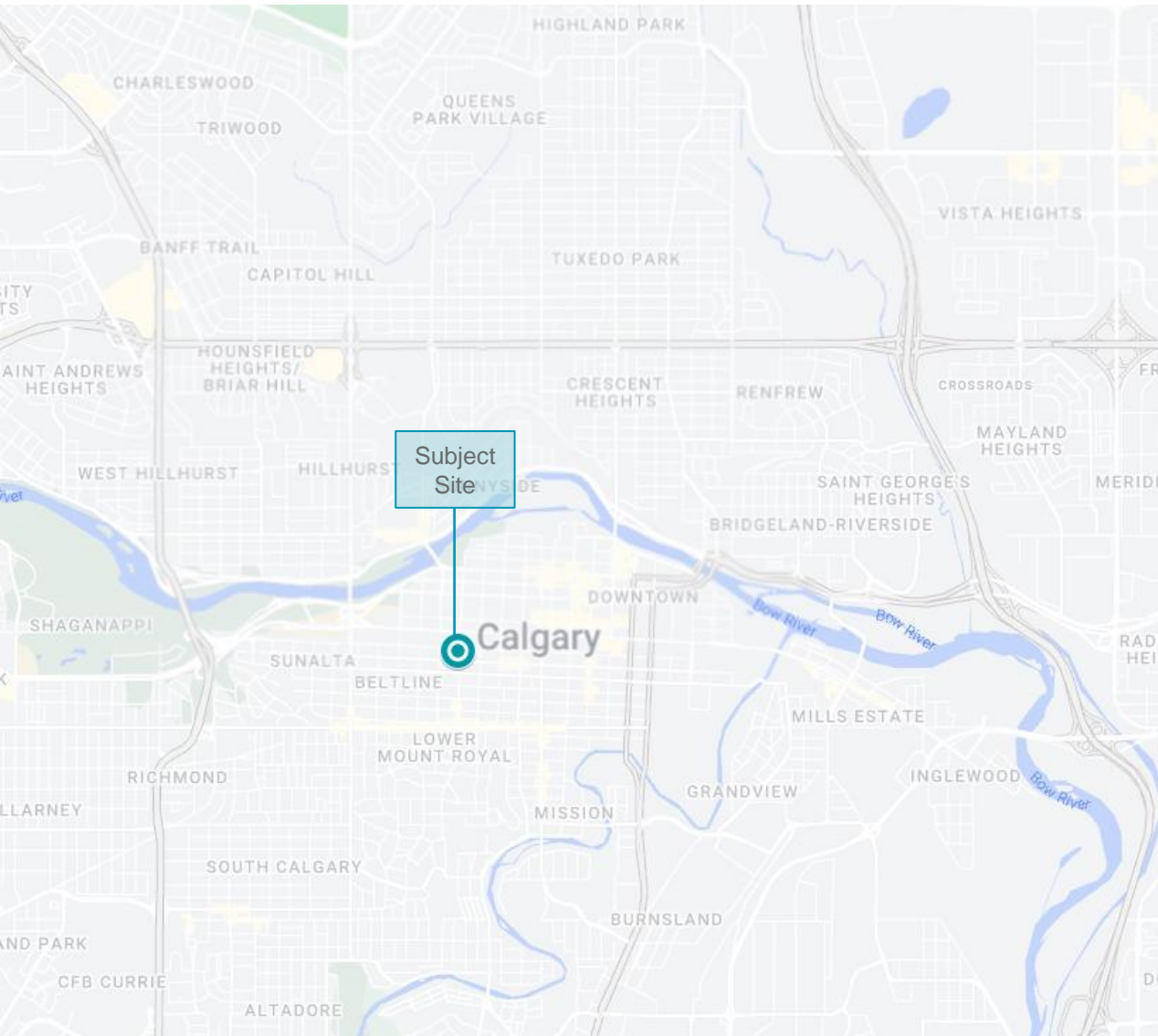
Located in the Beltline neighbourhood, the building is surrounded by various retail amenities and is situated within minutes of the Downtown Core. The Beltline houses 15,841<sup>1</sup> residential dwellings and has a population of 24,441<sup>1</sup>, providing significant foot traffic in the area.

CC-X Centre City Mixed Use District which allows a broad variety of commercial uses.

<sup>1</sup>Source: PiiinPoint



# Property Overview



## DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME\*

\$84,615



DAYTIME POPULATION\*

232,256



AVERAGE AGE\*

37



TRAVEL TO DOWNTOWN CORE

7-minute drive



TRAVEL TO CALGARY INTERNATIONAL AIRPORT

32-minute drive



TRAVEL TO 17<sup>TH</sup> AVENUE COMMERCIAL CORRIDOR

3-minute drive

Source: PiinPoint

\*Within a 3km radius

# Amenity Map

RESIDENTIAL TOWERS

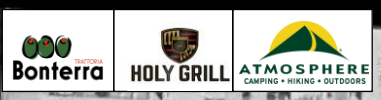
OFFICE BUILDINGS

HOTELS

- 1 CONTINENTAL TOWERS – 404 UNITS
- 2 VERSUS – 440 UNITS
- 3 VANTAGE POINT – 354 UNITS
- 4 AURA I & II – 240 UNITS
- 5 THE CARRINGTON – 80 UNITS
- 6 STELLA, LUNA & NOVA – 567 UNITS
- 7 WESTVIEW HEIGHTS – 97 UNITS
- 8 SOLA – 303 UNITS
- 9 6TH AND TENTH – 230 UNITS
- 10 XENEX – 150 UNITS
- 1 ATCO I & II
- 2 DOMINION BUILDING
- 3 CALGARY BOARD OF EDUCATION
- 4 JOFFRE PLACE
- 1 MARRIOTT RESIDENCE INN



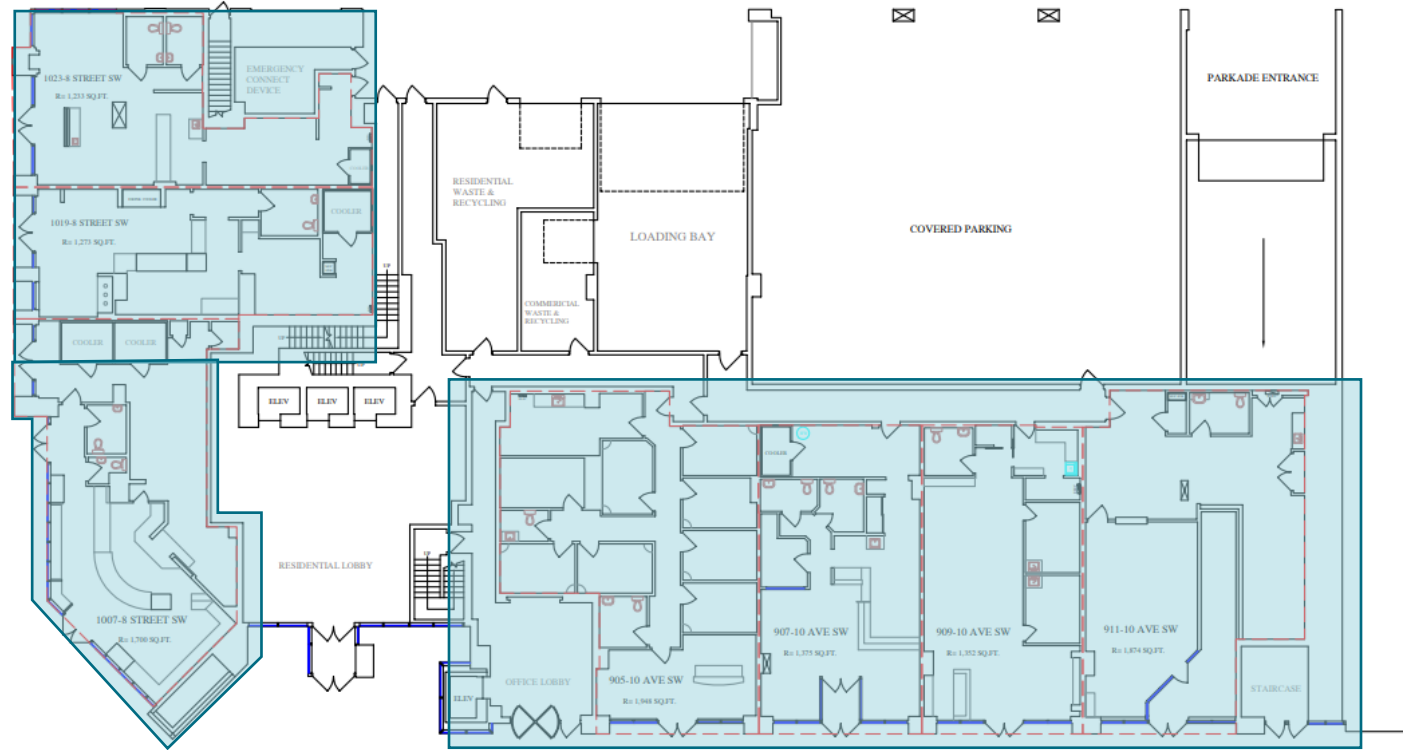
MARK ON 10TH



# Main Floor

MARK ON 10TH

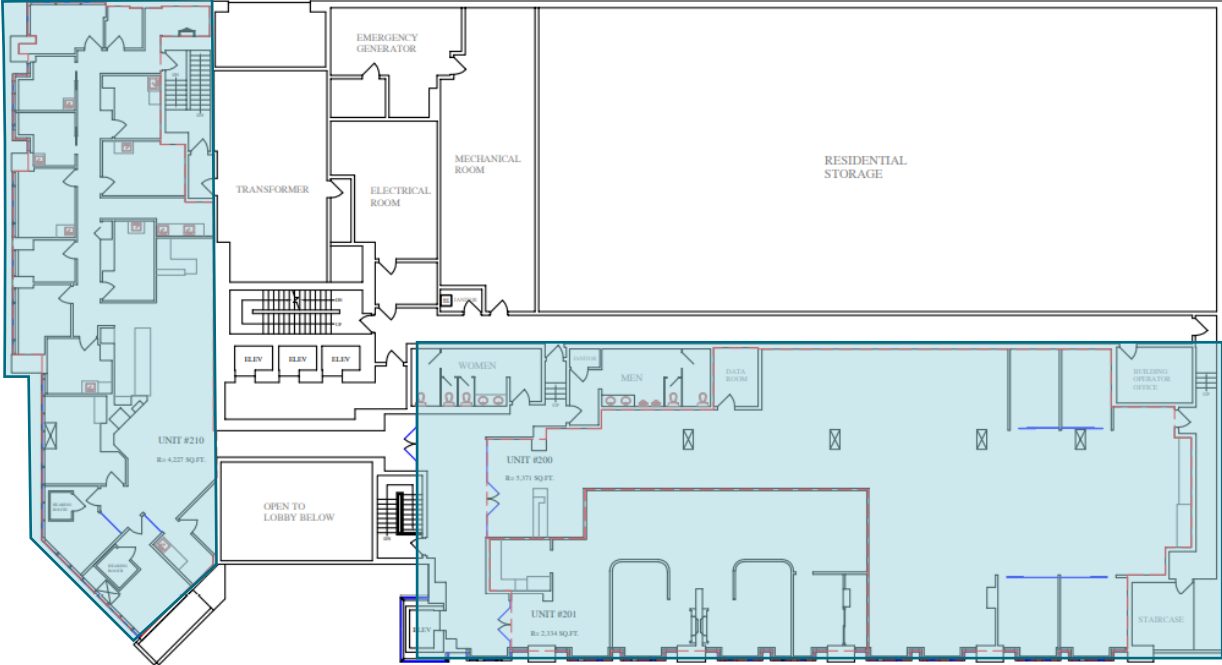
 Main Floor CRUs



# Second Floor

MARK ON 10TH

Second Floor Office



# Main Floor Photos

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MARK ON 10TH



# Second Floor Photos

MARK ON 10TH







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