

417 Riverfront Avenue SE, Calgary AB

Riverfront Community Opportunity

PROPERTY DETAILS

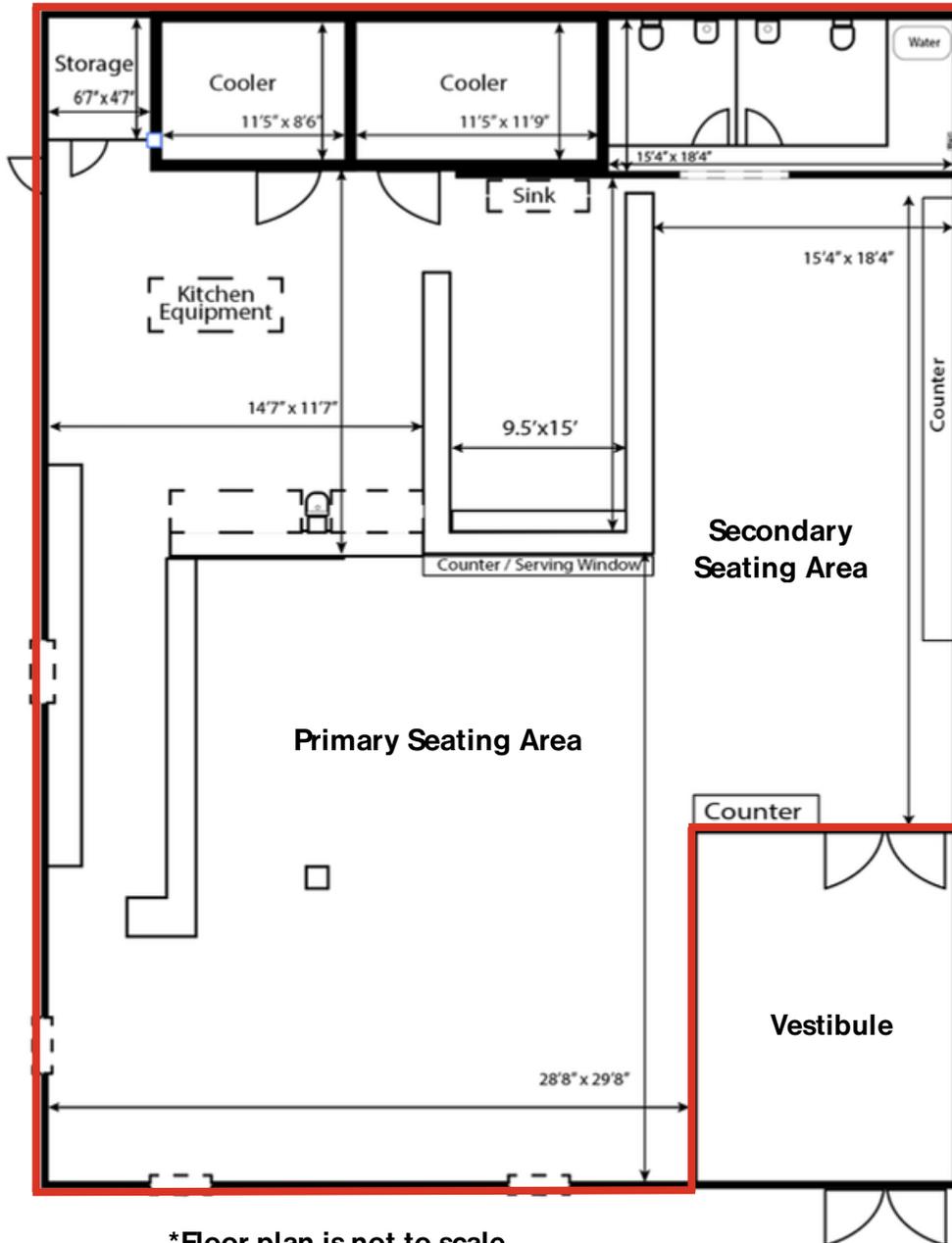
Unit Size	2,635 SF
Net Rate	Market
Op Costs	\$8.77 PSF (Est. 2026)
Property Taxes	\$6.58 PSF (2026)
Year Built	2020
Renovated	2024
Availability	Immediately
Community	Downtown East Village
Zoning	CC-ET

- **Prime Riverfront Exposure** – Directly across from the Bow River and steps to the Bow River Pathway.
- **Built-In Residential Density** – Surrounded by high-rise condos with immediate customer base.
- **+2,600 SF Open Layout** – Flexible, efficient footprint for multiple concepts.
- **Food-Ready Infrastructure** – Includes walk-in cooler and freezer.
- **Ideal for Café or QSR** – Perfect for quick-service or specialty food users.
- **Loft-Style Character** – High ceilings with a warehouse-inspired vibe.
- **Inner-City Destination** – Captures daily pathway traffic and local residents.



For Lease

417 Riverfront Avenue SE | Calgary, Alberta
Food-Ready Space in Distinctive Riverfront Setting



*Floor plan is not to scale
*Measurements are not exact



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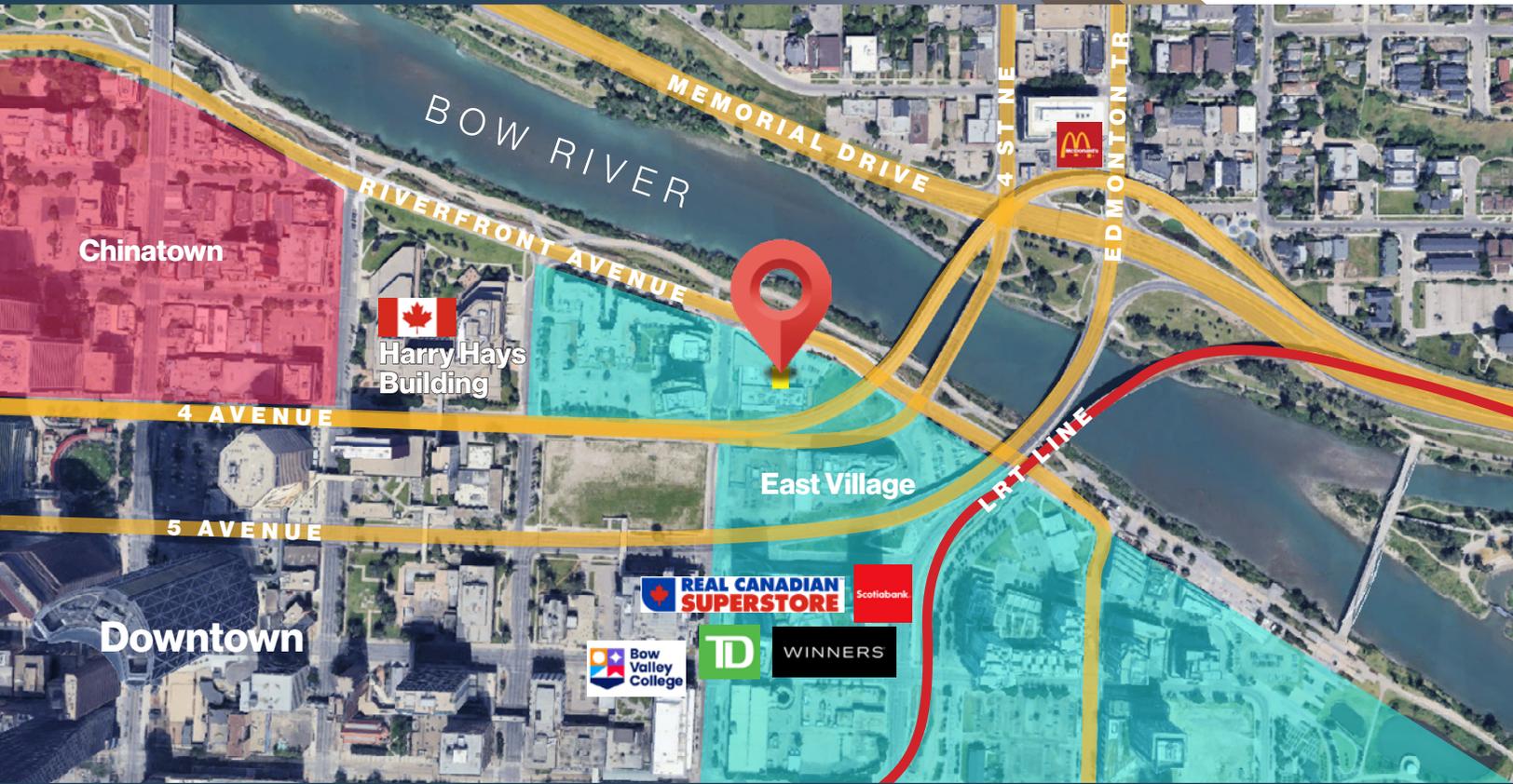
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344
BlackstoneCommercial.com

Mahmud Rahman *Principal/Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com

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 NEIGHBORHOOD East Village	 POPULATION 3KM 111,262	 MEDIAN AGE 38.1	 HOUSEHOLD INCOME \$76,195	 TRAFFIC COUNT 14,000 VPD 4 Street & Riverfront Ave SE 48,000 VPD Flyover
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For more information, please contact one of our associates.

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