



417 Riverfront Avenue SE, Calgary AB

Riverfront Community Opportunity

PROPERTY DETAILS

Unit Size	2,635 SF
Net Rate	\$30.00 PSF
Op Costs	\$8.77 PSF (Est. 2026)
Property Taxes	\$6.58 PSF (Est. 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.



Patrick White Associate

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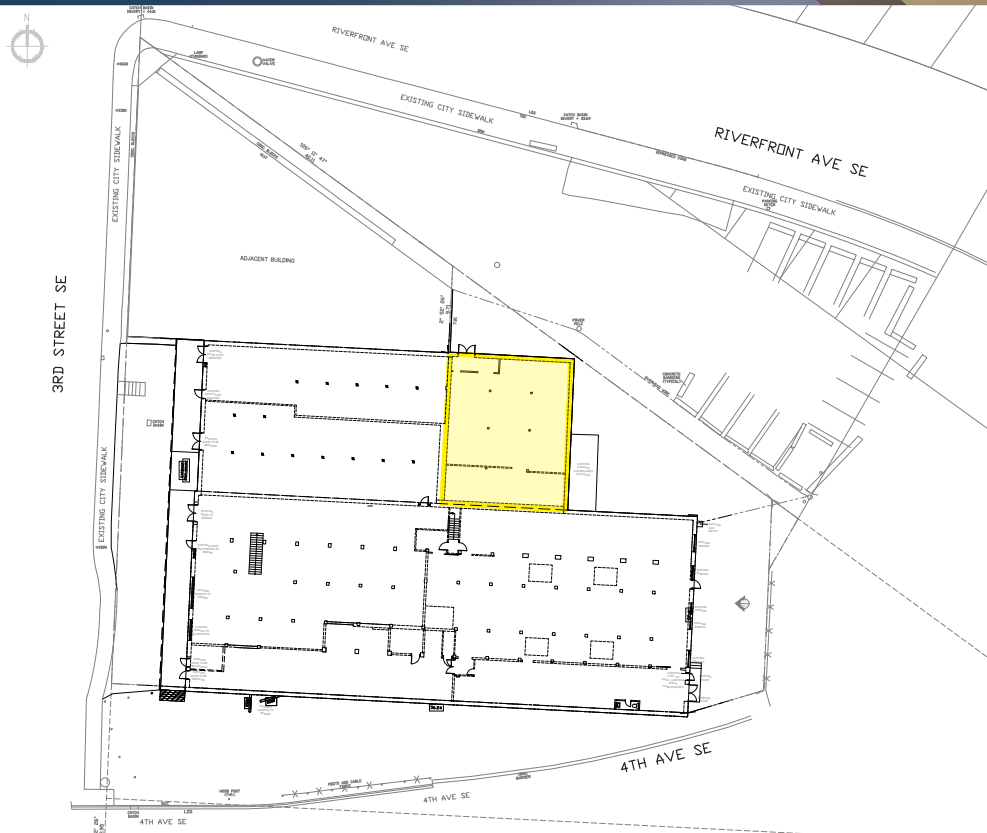
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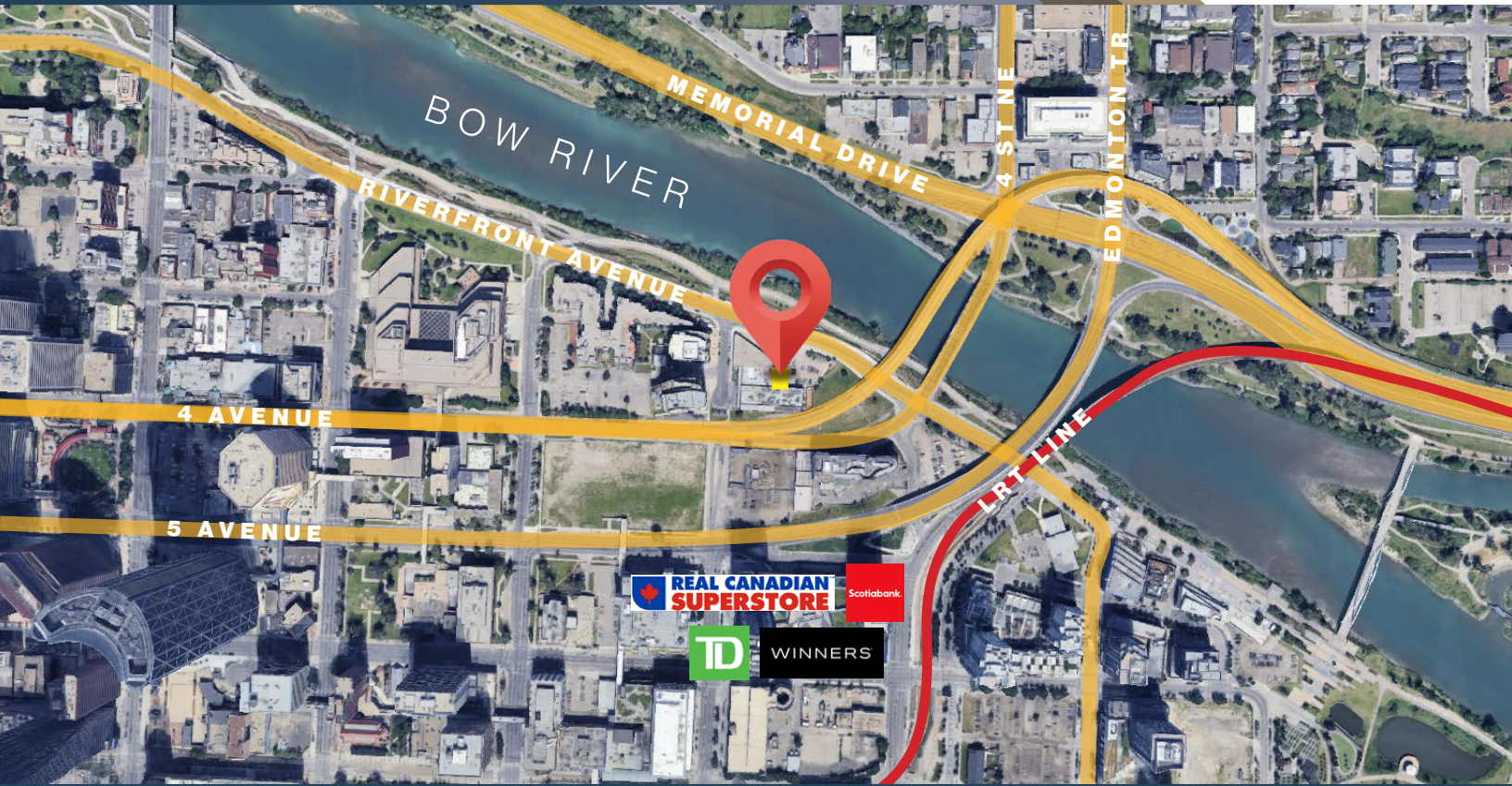
For Lease

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



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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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