BANNERMAN BLOCK

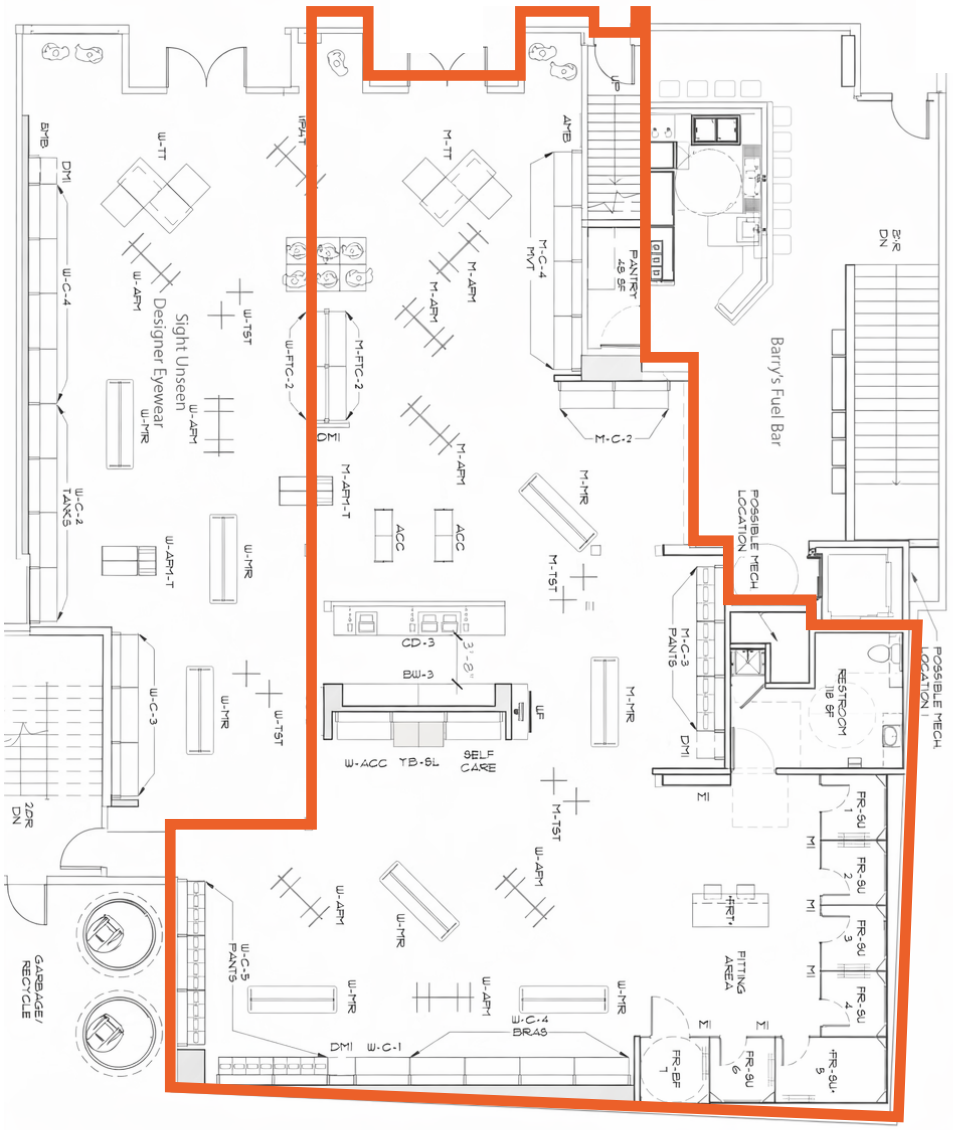
2306 4th Street SW
Calgary, Alberta



certus open
PROPERTY
GROUP

FLOORPLAN

MAIN FLOOR



THE DETAILS

Area	2,585 sf
Rate	Market
Additional Rent	$23.00 (2026)
Term	10 Years
Availability	Immediate

LOCAL MARKET

450,000
Population

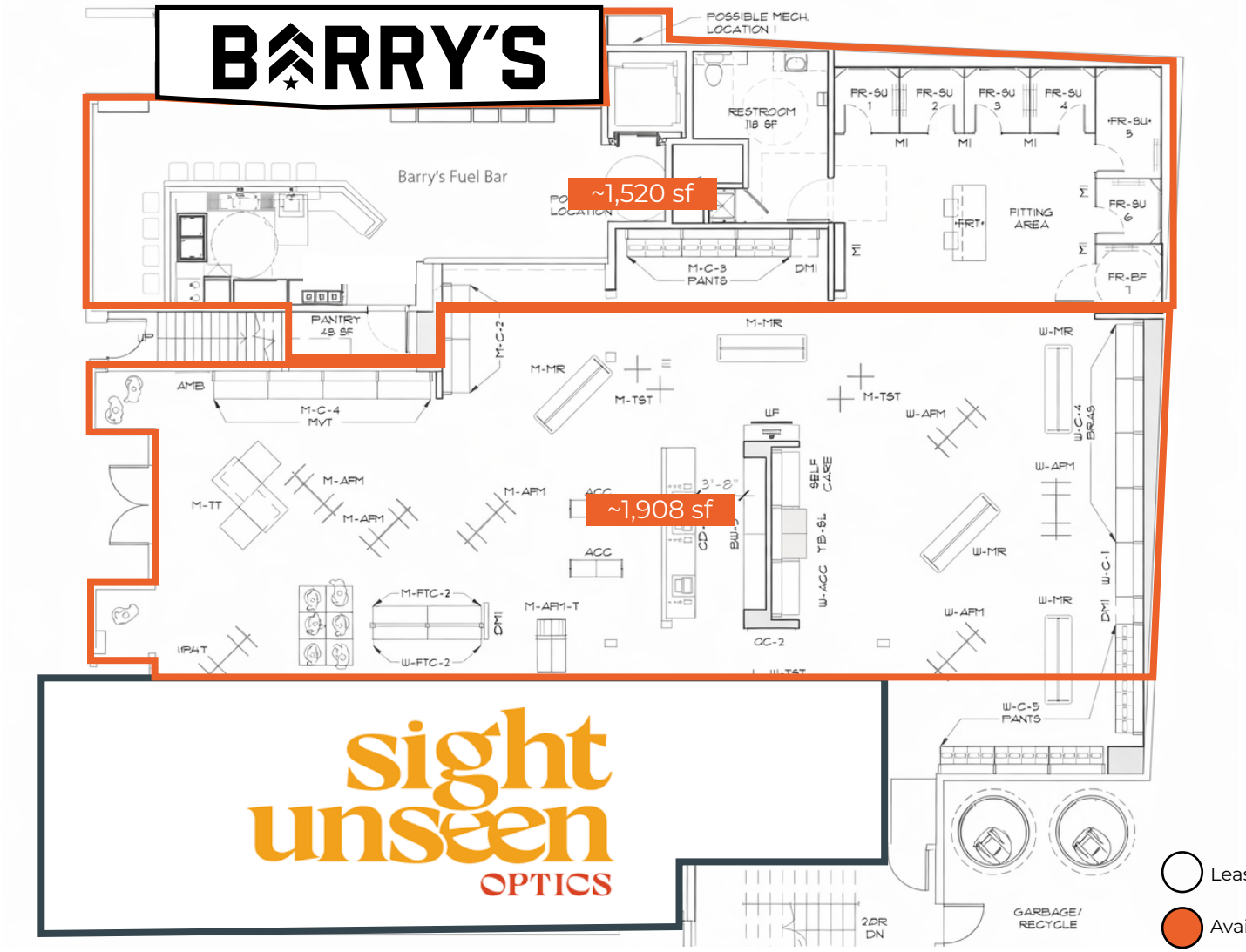
200,000
Households

$150,000
Avg. Household $

38.5
Median Age

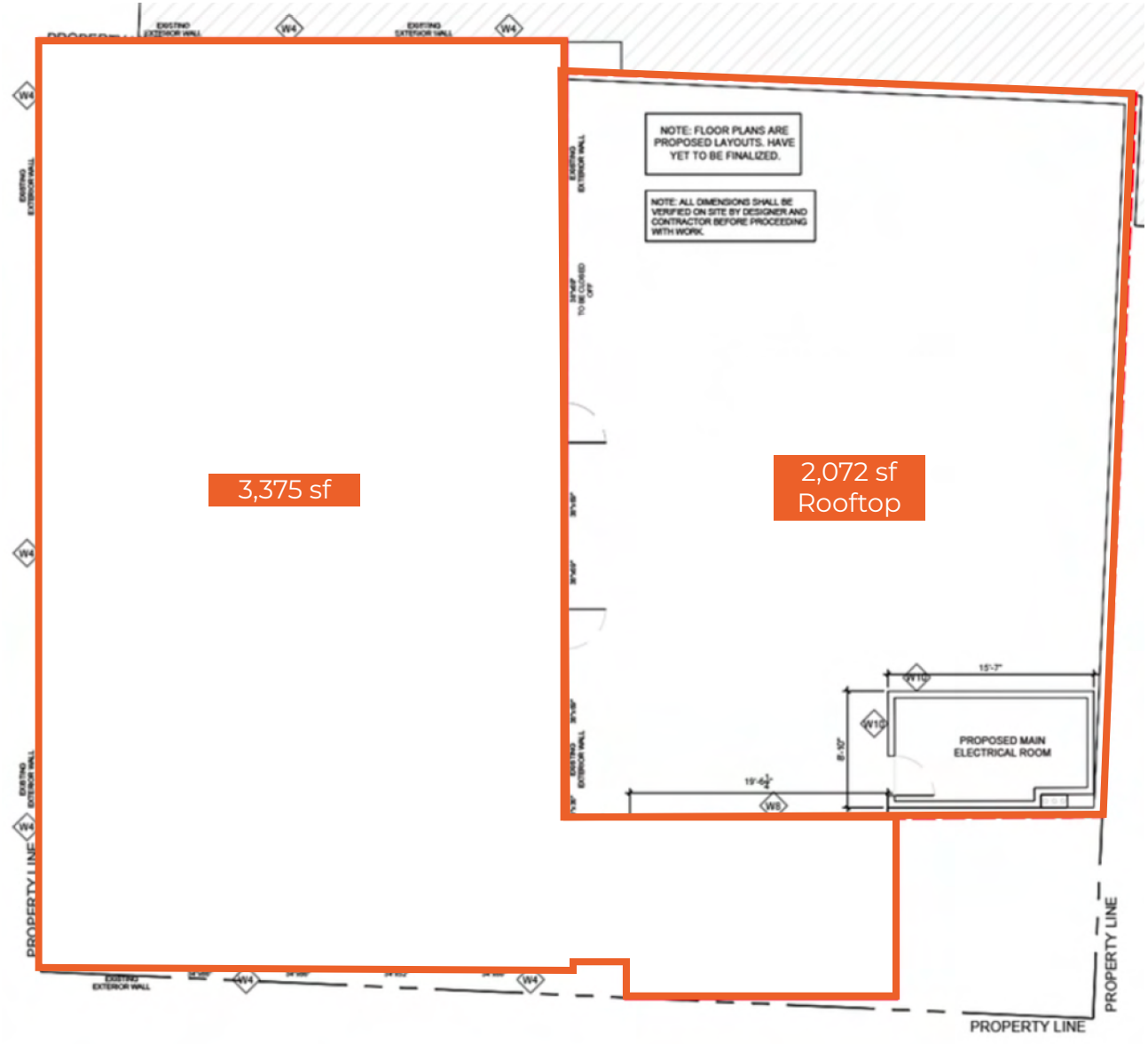
FLOORPLAN

MAIN FLOOR DEMISING OPTION



FLOORPLAN

SECOND FLOOR



VISUALS



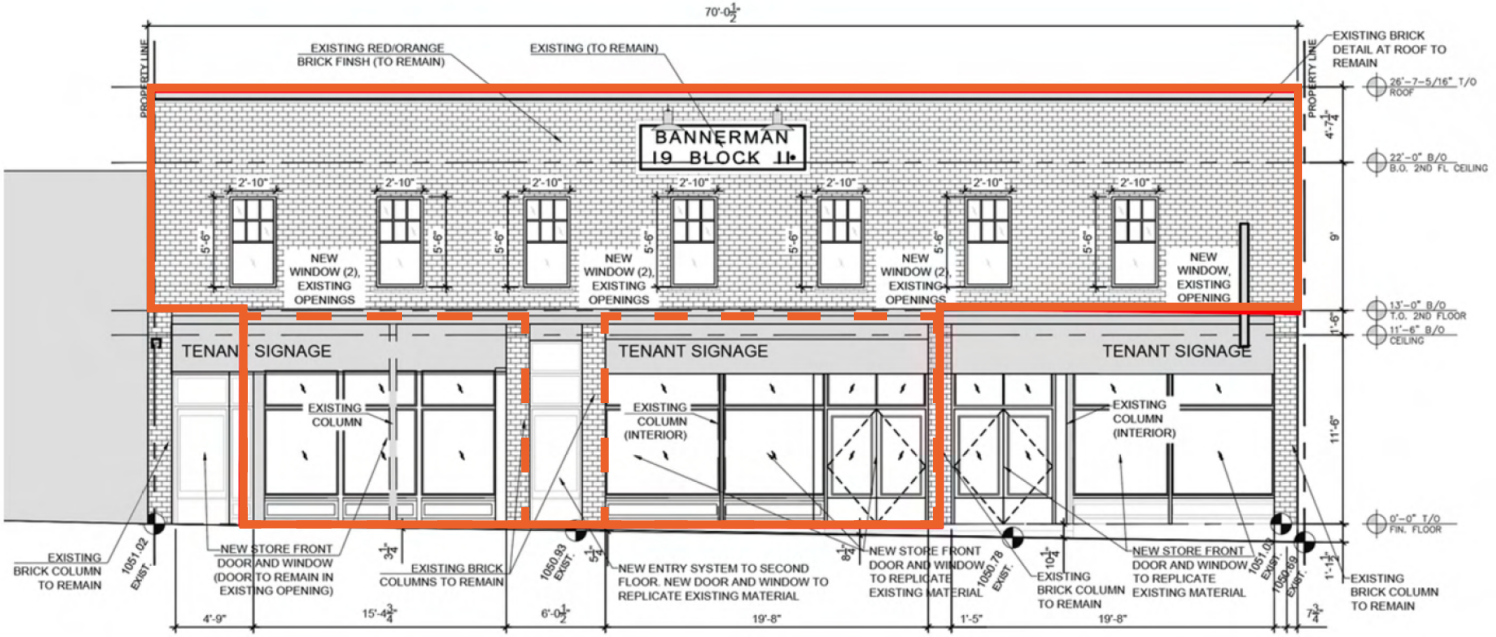




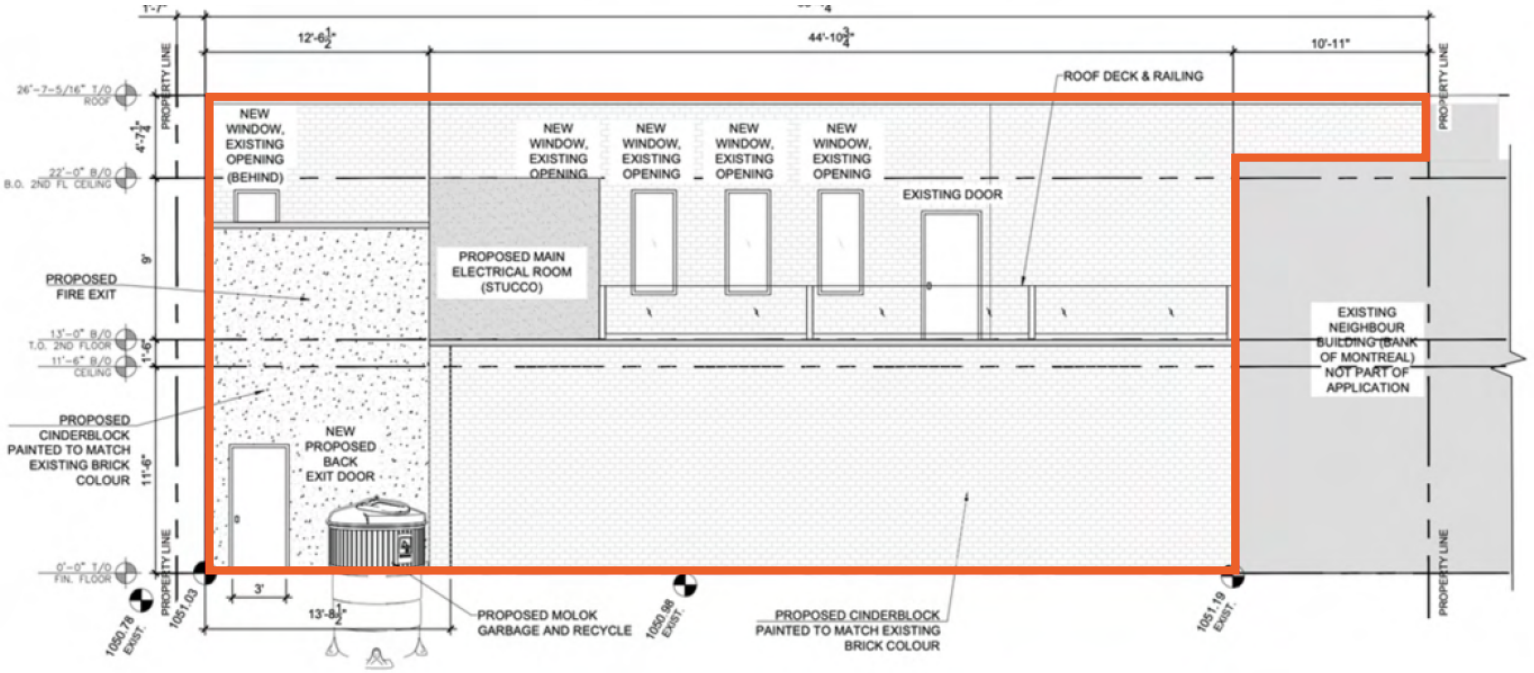


FRONTAGE

STOREFRONT



EAST & SOUTH FACING



FROM MORNING TO MIDNIGHT

As a whole, Mission blends historic charm with modern density, positioned along the Elbow River and steps from 17th Avenue SW , Calgary's iconic retail and entertainment corridor. The proximity to 17th Ave adds energy and extended foot traffic, while Mission itself maintains a more intimate, walk-able neighbourhood feel anchored by 4th Street's restaurants and independent retailers. Together, the area offers a seamless mix of residential, lifestyle, and destination appeal, making it one of Calgary's most dynamic and consistently sought-after inner-city communities.

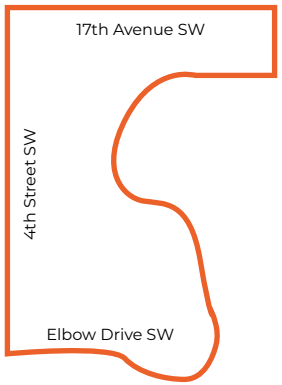
BUILT IN CUSTOMER

Career-Driven but Lifestyle-Focused
Values balance and convenience

Social but Curated
Prefers chef-driven restaurants and intimate wine bars

Values Experiences Over Excess
Quality coffee, elevaed brunch, specialty grocers





Health and Wellness Oriented
River runs, boutique fitness, or time at The Glencoe Club

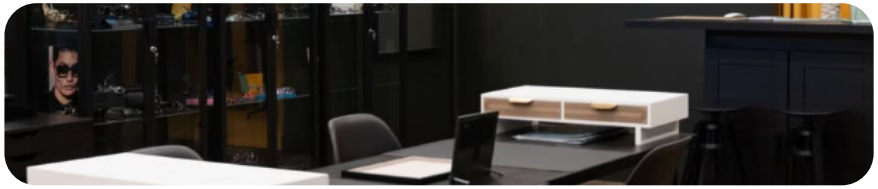
Shops Local and Independent
Along 4th Street and near 17th Avenue SW

Drawn to Walkability
Heritage character, and an urban energy with sophistication

ON SITE PARTNERS



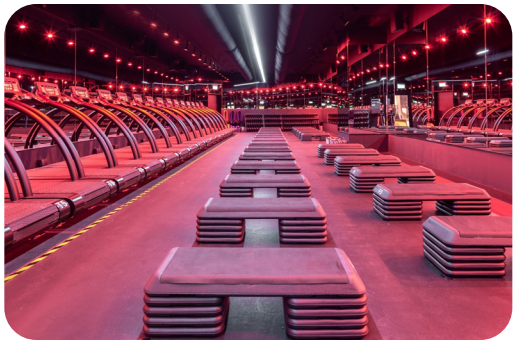
sight unseen OPTICS



Sight Unseen is a vibrant Calgary-based concept known for its bold branding, creative energy, and strong community appeal. With a reputation for delivering unique experiences and connecting with a wide audience, they have built brand recognition that resonates locally and beyond. Their presence at Bannerman Block would enhance the tenant mix by adding a culturally relevant, experiential draw that compliments the centre's dynamic character and helps drive both foot traffic and destination appeal.

Barry's Bootcamp is a globally recognized boutique fitness brand known for its high-intensity, instructor-led workouts that combine cardio and strength training in a community-driven environment. With a strong and loyal following, Barry's delivers consistent traffic throughout the day and evening, attracting fitness enthusiasts who prioritize both results and experience. Their presence on site would enhance the overall tenant mix by adding a dynamic experiential use that drives frequent visits, supports adjacent food and beverage concepts, and reinforces the destination appeal of the centre.

BARRY'S

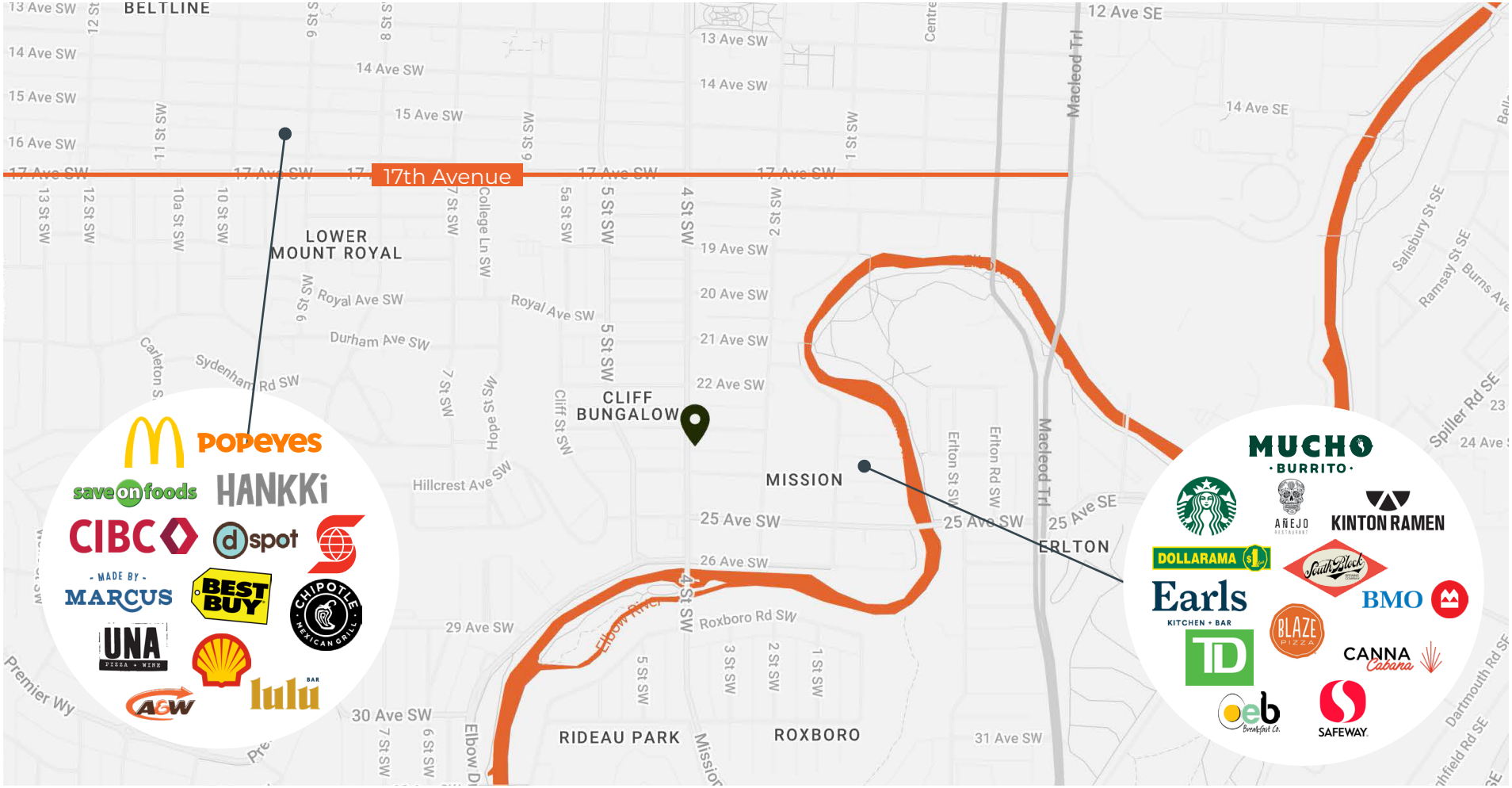




PERKS

Bannerman Block is a character-rich, mixed-use heritage building located along 4th Street SW in Calgary's Mission district. Originally constructed in 1911, the building has been thoughtfully revitalized to blend historic architecture with modern commercial use, featuring vibrant ground-floor retail and fitness concepts with residential space above.

The surrounding area is known for its dense mix of restaurants, cafés, boutiques, and services along 4th Street SW, creating strong pedestrian traffic and an energetic urban vibe. Just minutes from downtown, the area also offers quick access to the Elbow River pathway system, nearby parks, and transit, making it ideal for both work and leisure.



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BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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