

222 16th Avenue NE

📍 Calgary, Alberta

*Prime Retail Opportunity
on 16th Avenue!*

open
PROPERTY
GROUP



THE DETAILS

Area	Up to 2,126 sf
Rate	Market
Additional Rent	\$15.25 (2026)* *Excluding Mgmt Fee
Term	10 Years
Availability	Immediate

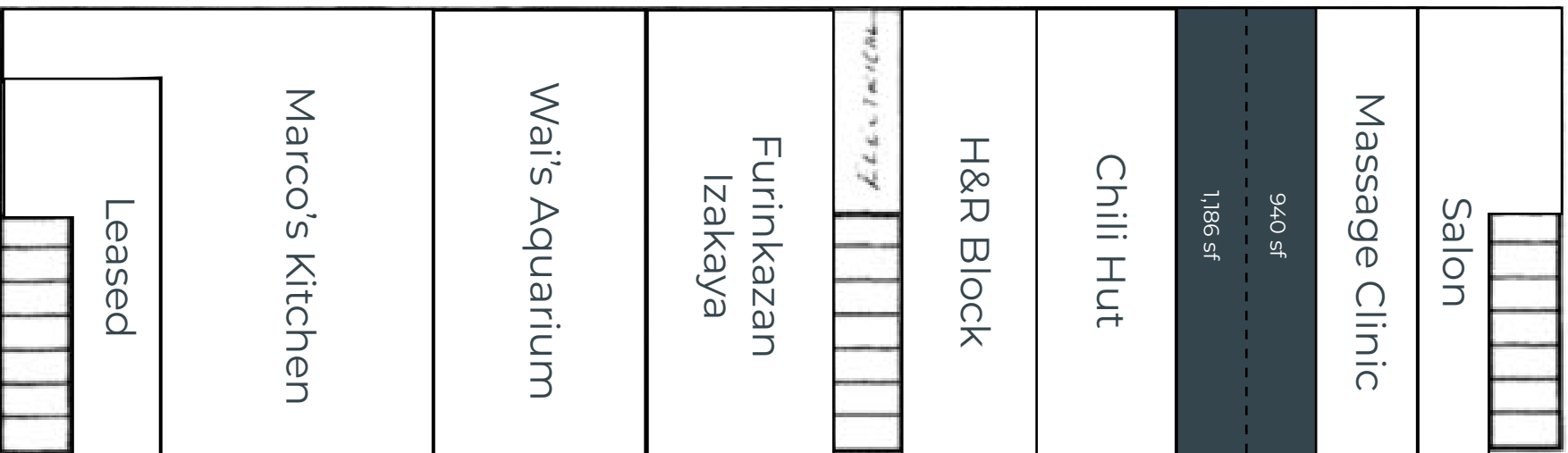
SNAPSHOT

- Serves the established inner-city communities of Crescent Heights, Tuxedo Park, Winston Heights, Mountview, Renfrew, and Mount Pleasant
- Prime frontage along the Trans-Canada Highway with exposure to approximately 51,000 vehicles per day
- Positioned alongside iconic destinations including Peter's Drive-In and Marquee on 16th, benefiting from strong regional draw



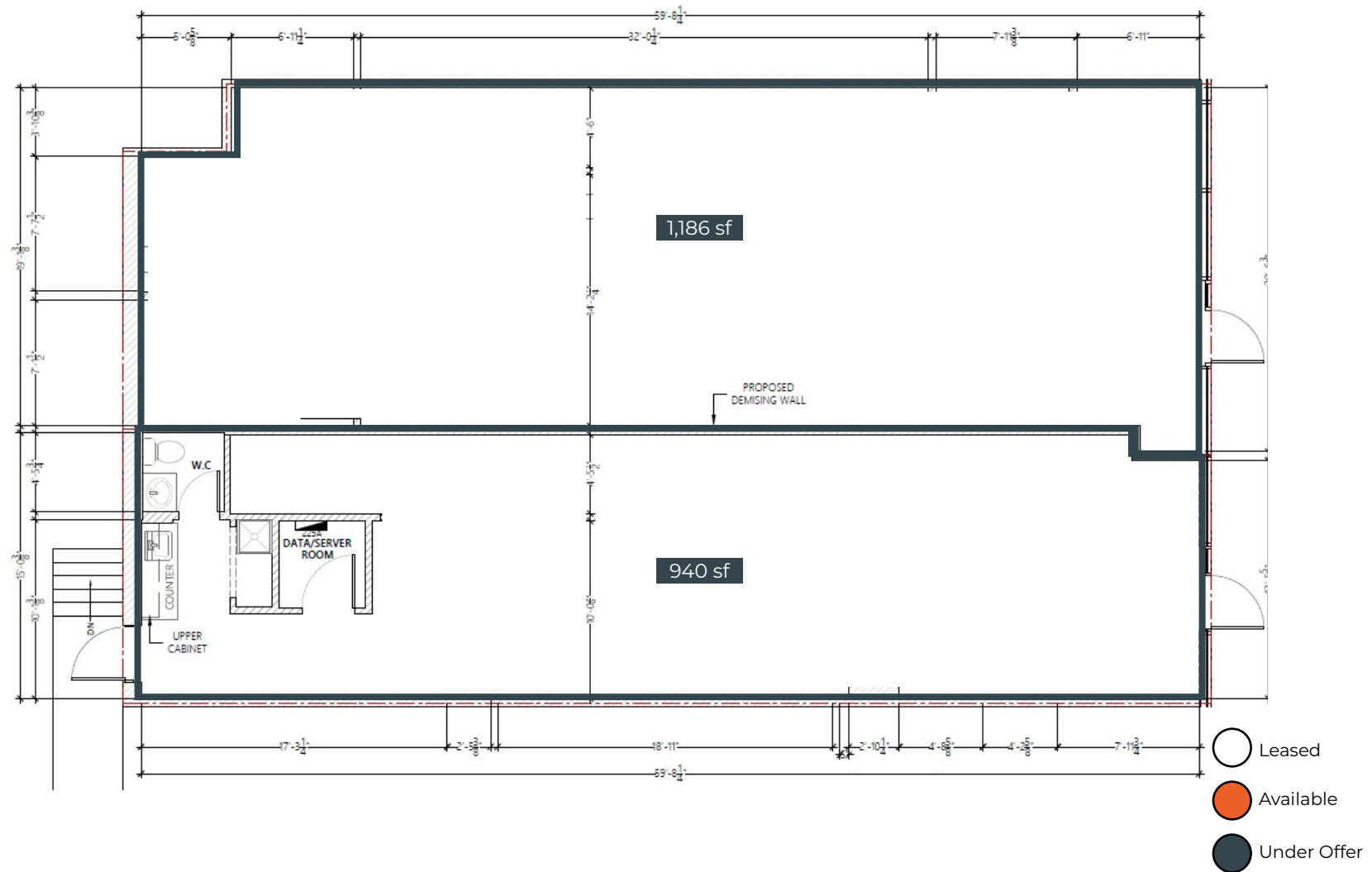


SITE PLAN

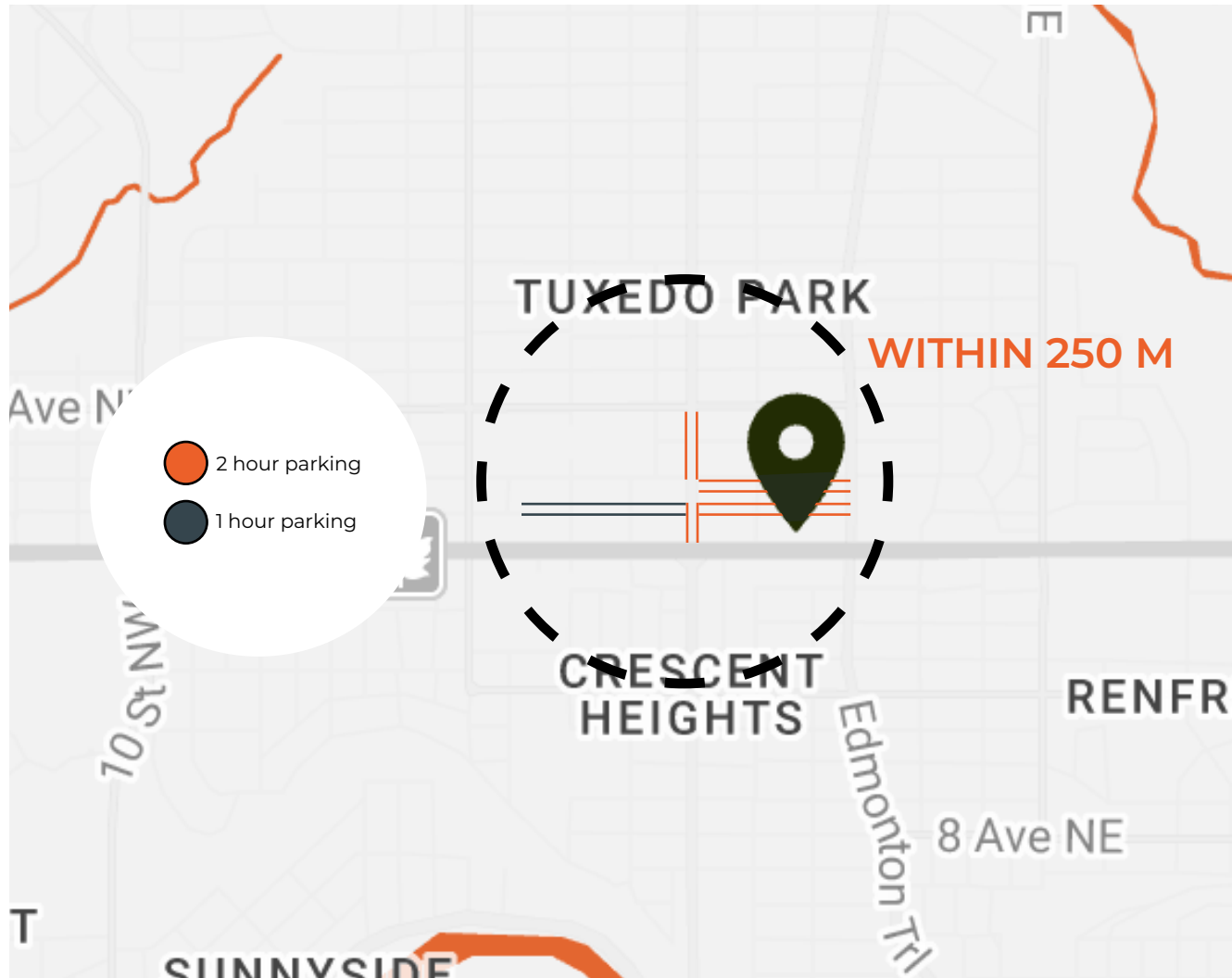


-  Leased
-  Available
-  Under Offer

FLOOR PLAN



PARKING



LOCAL MARKET

11,984
Daytime Population



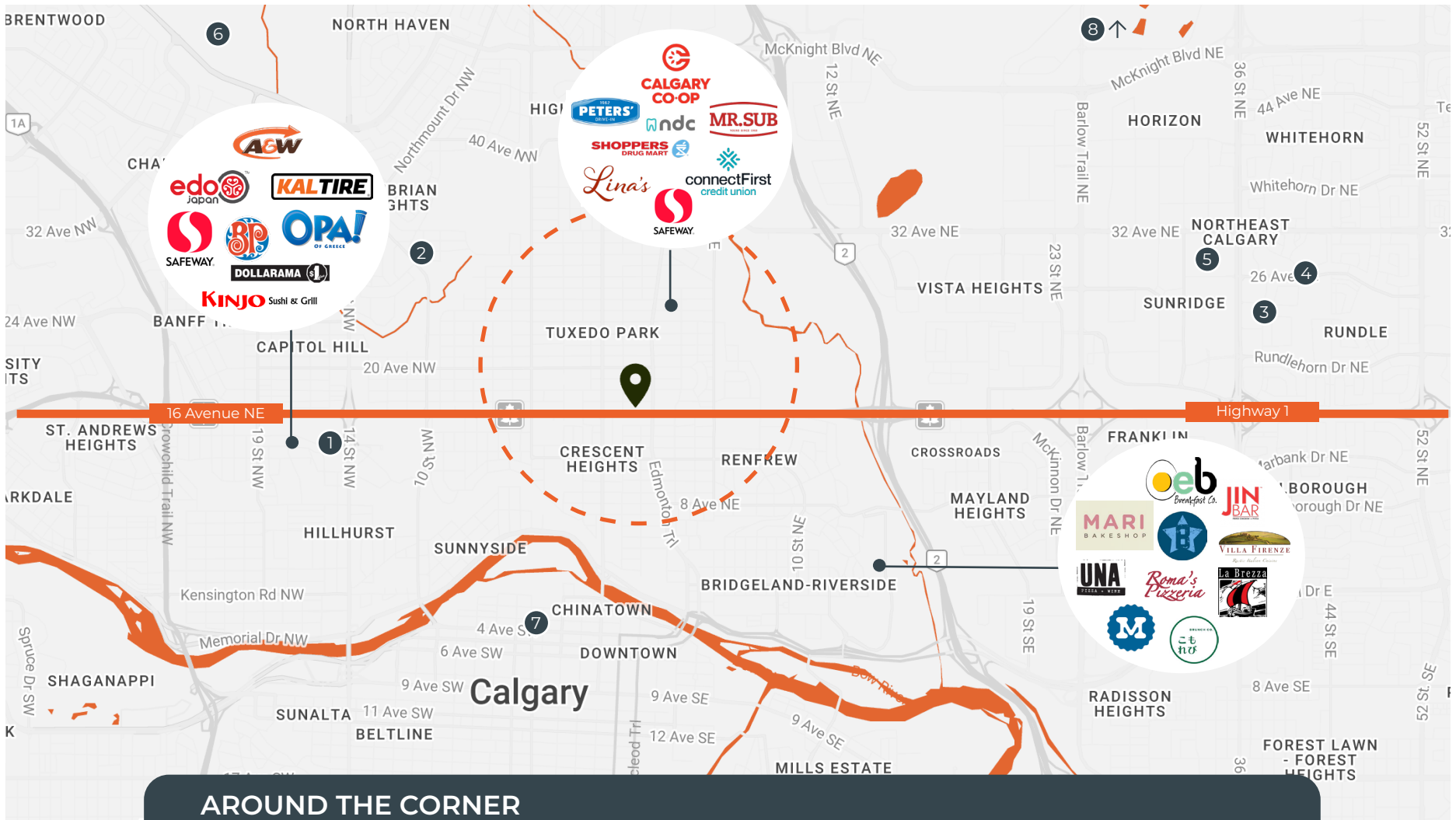
57,000
Vehicles Per Day



\$137,611
Avg. Household \$



PERKS



AROUND THE CORNER

- | | | |
|---|--------------------------|----------------------------------|
| 1. Southern Alberta Institute of Technology | 3. Sunridge Mall | 6. Nose Hill Park |
| 2. Confederation Park | 4. Peter Lougheed Centre | 7. Downtown Calgary |
| | 5. Costco Wholesale | 8. Calgary International Airport |

OPEN TO WHAT'S NEXT.

HANI ABDELKADER

President

403.807.9067

hakader@openpg.ca

MORENA IANNIELLO

Vice President

403.797.0878

mianniello@openpg.ca

JACOB ROBINSON

Senior Associate

403.805.9093

jrobinson@openpg.ca

EMMA MACISAAC

Associate, Lead Account Manager

403.463.3581

emacisaac@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N

Calgary, Alberta

T2E 7W6

CANADA