

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

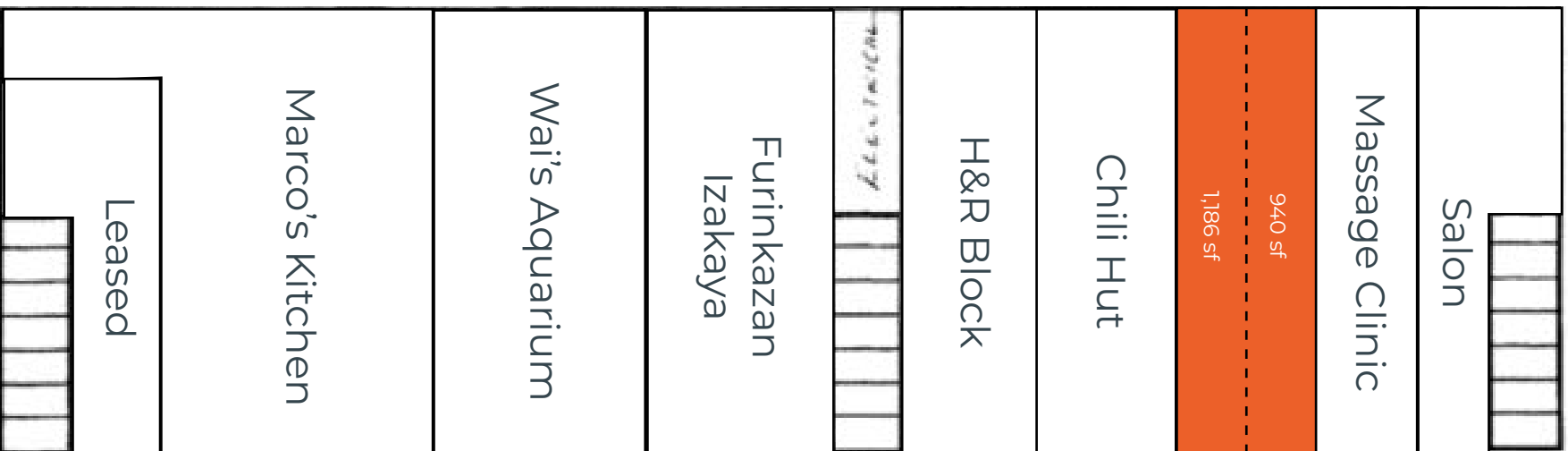
SNAPSHOT

- 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



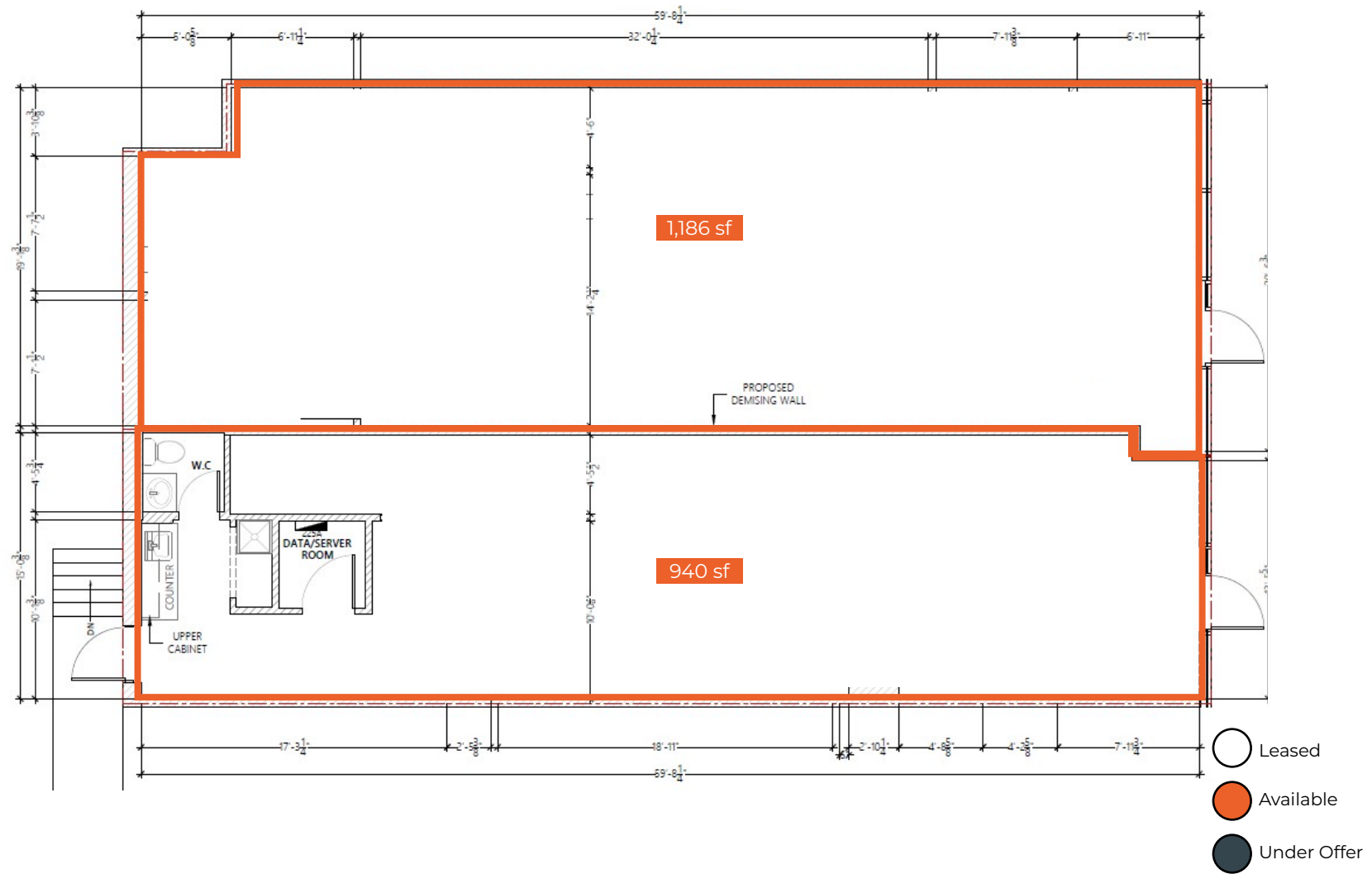


SITE PLAN

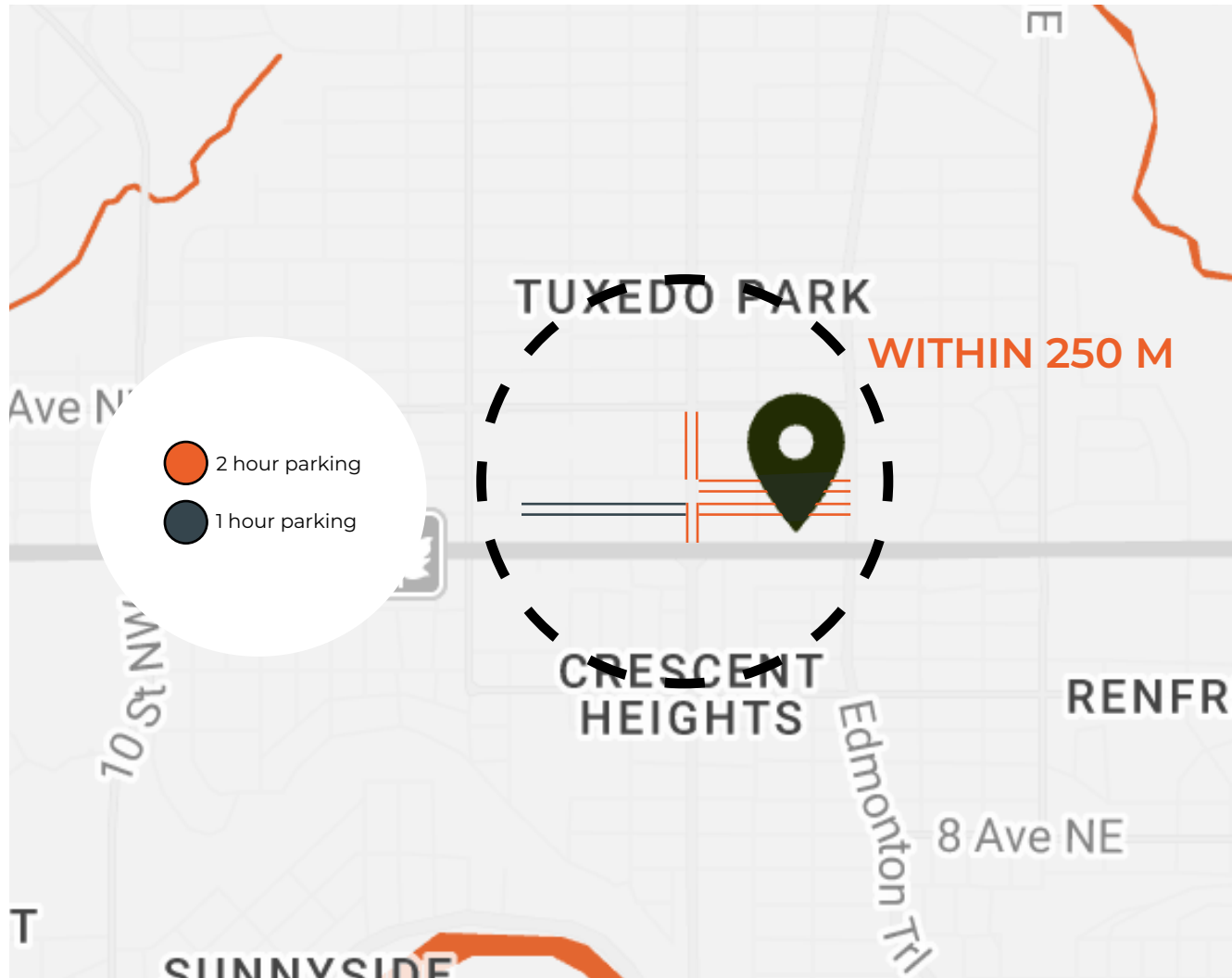


-  Leased
-  Available
-  Under Offer

FLOOR PLAN



PARKING



LOCAL MARKET

11,984
Daytime Population



57,000
Vehicles Per Day



\$137,611
Avg. Household \$



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.

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CANADA