

INVESTMENT OPPORTUNITY IN EAST VILLAGE

For Sale – Retail Podium in First
550 Riverfront Avenue SE, Calgary



CURRENT
TENANTS



**EAST VILLAGE
DENTAL**

redbloom
SALON



MERLE NORMAN



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East Village Residential



Current Residential:

- 1 The Hat at East Village – 221 units
- 2 INK by Battistella – 119 units
- 3 George C. King Tower – 143 units
- 4 Murdoch Manor – 360 units
- 5 Rivertwin Condos – 64 units
- 6 East Village Place - 163 units
- 7 Orange Lofts – 106 units
- 8 N3 Condos - 167 units
- 9 Arris East - 190 units
- 10 Arris West - 337 units
- 11 Evolution East Village - 474 units
- 12 Verve – 288 units
- 13 FIRST – 196 units

Planned Development:

- 14 Vibe – 160 units (Fram & Slokker)
- 15 EV 606 – 44 units (Alston Properties)
- 16 Vita – 100 units (Minto Communities)
- 17 New development by One Properties
- 18 New development by Copez Properties



15 EV 606 – planned new development by Alston Properties



17 Planned new development by Copez Properties

First Retail Podium is located central to many East Village residents, including those visiting RiverWalk, 5th Street Square, The Riff and many other leisure locations, creating consistent and organic foot traffic.

SALE INFORMATION

MUNICIPAL ADDRESS: 550 Riverfront Avenue SE, Calgary

LAND USE: CC-EMU Centre City East Village Mixed Use.
The CC-EMU designation is for a mix of commercial and residential uses in mid and high rise buildings in the East Village area

YEAR BUILT: 2015

AVAILABLE FOR SALE:
6,820 sq. ft. – 8 strata-titled units (retail podium in First)

PARKING:

- » 8 underground stalls (separately titled units) included
- » Paid and street parking in vicinity

TENANCY:

Fully leased. Tenants:

- » East Village Dental
- » Red Bloom Salon
- » Merle Norman Cosmetics, Nail & Spa
- » Cowbuds Cannabis

PROPERTY TAXES: \$63,646.73 (2022)

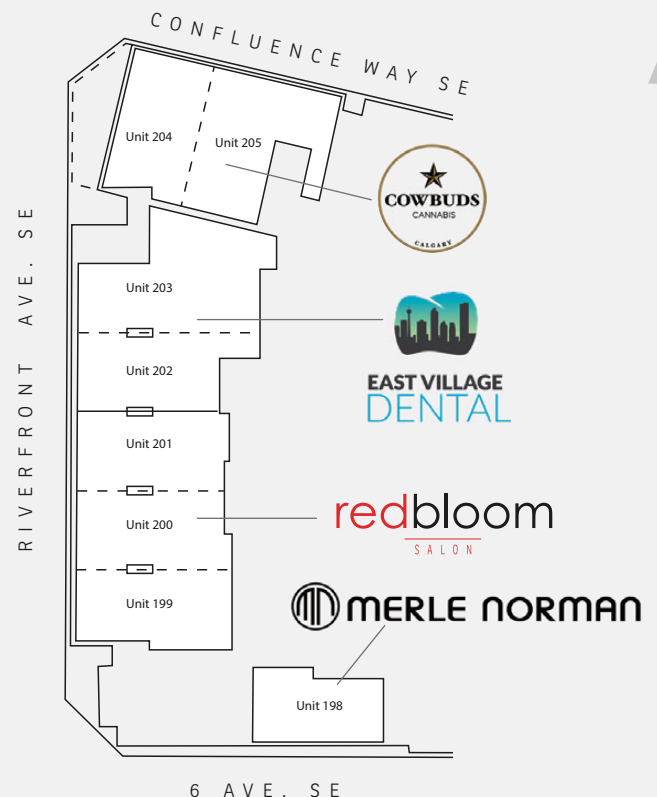
PRICE: \$5,250,000



Intersection of 6 Ave. SE and Riverfront Ave. SE



Confluence Way SE





East Village Public Spaces

Inspired by some of the world's most liveable places, **East Village** is now unfolding into a riverfront destination known for its vibrant events calendar, innovative public arts program and diverse mix of residential development projects.

\$396 million
Infrastructure investment to date

\$3 billion
Planned private investment



1 RIVERWALK

Dedicated pedestrian and cycle lanes wind their way along the edges of the Bow and Elbow rivers, dotted by restful benches nestled among naturalized vegetation.

Hundreds of fresh air enthusiasts run, cycle and stroll along the award-winning pathway every day

2 CELEBRATION SQUARE URBAN PARK

Perfectly situated to provide a mid-day sunshine break to folks in nearby offices or residents returning home from downtown. A curved stretch of wooden bench offers ample seating, a small stage allows a variety of programming, and the veil's architectural baffles animate the movement of passing trains.



4 5TH STREET SQUARE

This multi-purpose space plays host to vibrant community gatherings, such as food truck events, seniors' programs, and holiday festivities.

3 THE RIFF (PROPOSED)

The Riff is a pedestrian street that will form a bold diagonal through East Village square street grid. This inventive bit of streetscaping starts at 9th Ave. SE and 4th St. SE – the location of Studio Bell, home of the National Music Centre – and draws a line where it intersects with the RiverWalk. There's nothing else like the Riff in East Village – or in all of Calgary, for that matter.



5 CROSSROADS

The Crossroads area contains a children's playground, a thriving community garden, an apple orchard, and the Wheel of Women installation.

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