




Formans Building

1202 1 Street SW | Calgary, Alberta

- Unique historical building featuring heritage architecture combined with an elegant touch of contemporary style, offering prime street-level retail space with 2nd and 3rd Floor office/retail space.
- Includes roof-top patio with fireplace, offering amazing 360° views, ideal for executive private events and functions.
- Excellent strategic location in the trendy Beltline of Calgary, close to downtown, offering many strategic business advantages to any potential occupiers.
- Within a short walk of numerous restaurants, retail and entertainment amenities.
- Adjacent to  - Calgary's one of a kind design-centric, fashion-forward hotel.

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ADDRESS	1202 1 Street SW
DISTRICT	Beltline
ZONING	CC-COR
BUILDING SIZE	13,830 SF
# STORIES	3
YEAR BUILT	1912
WALK SCORE®	Walker's Paradise (95)
TRANSIT SCORE®	Excellent Transit (79)

JUDICIAL SALE

13,830 SF±

Unique Character Building | Retail/Office

NAI Advent

Commercial Real Estate Services, Worldwide.

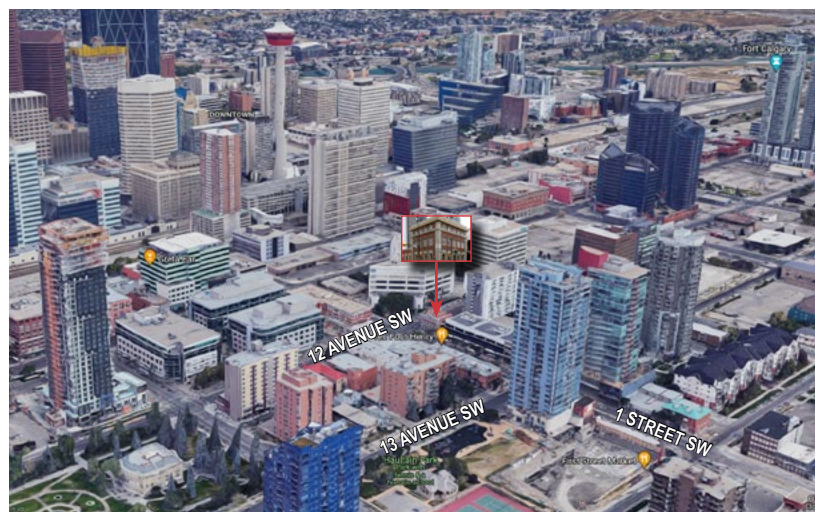
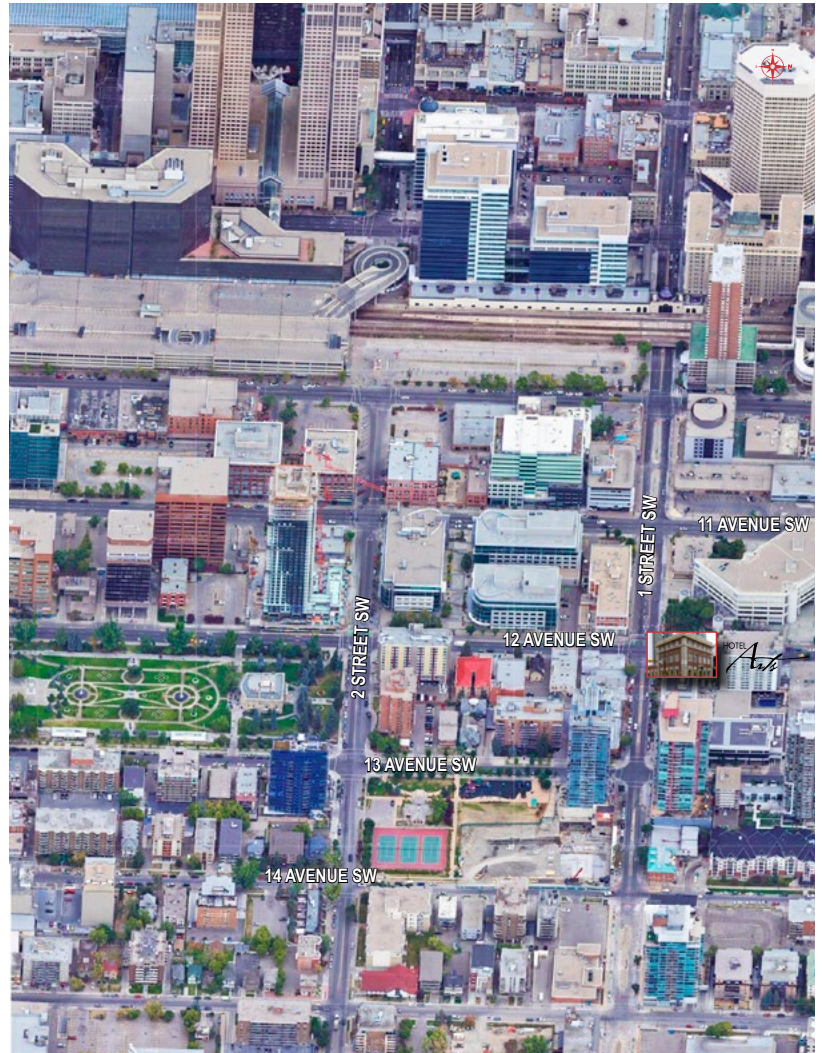
Property Details

Main Floor:	4,700± sf
Second Floor:	2,255± sf
Third Floor:	2,255± sf
Main - Third Floor	9,210± sf
Rooftop Patio:	2,255± sf
Lower Floor:	4,620± sf
Total Area:	16,085± sf
Site Size:	0.11 acres
Zoning:	CC-COR Centre City Commercial Corridor District
Taxes:	\$59,555.96 (2021)
Sale Price:	\$3,690,000.00

Area Demographics

POPULATION	2 KM	3 KM	5 KM
2021	71,598	116,939	214,844
2026	79,102	129,790	239,512
2031	87,423	144,643	266,803
Growth 2021-2026	10.48%	10.99%	11.48%
Growth 2021 - 2031	22.10%	23.69%	24.18%

HOUSEHOLD INCOME	2 KM	3 KM	5 KM
2021 Average Household Income	\$128,230	\$141,233	\$150,903
2021 Median Household Income	\$73,463	\$77,354	\$82,791
2021 Per Capita Income	\$76,999	\$79,646	\$77,386



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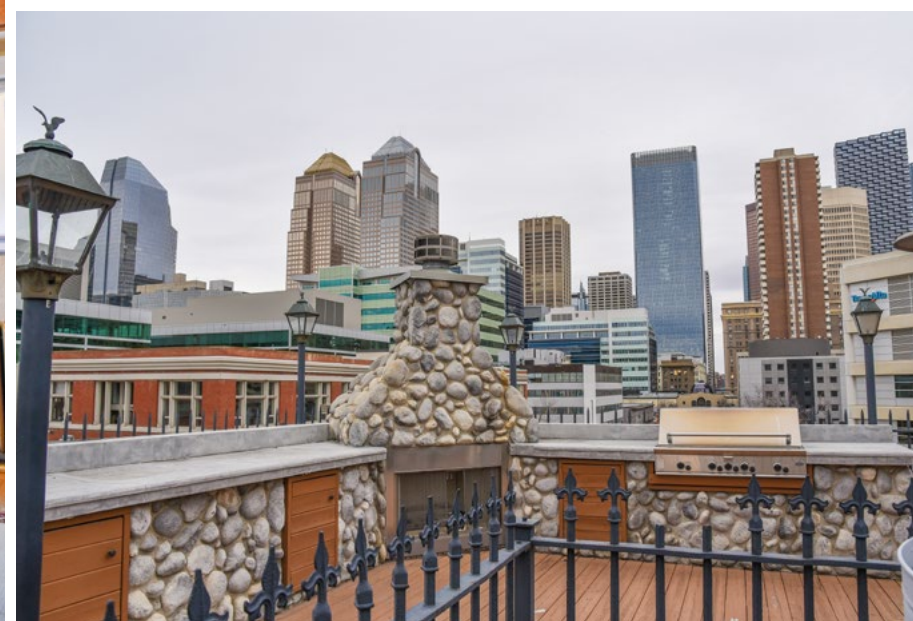
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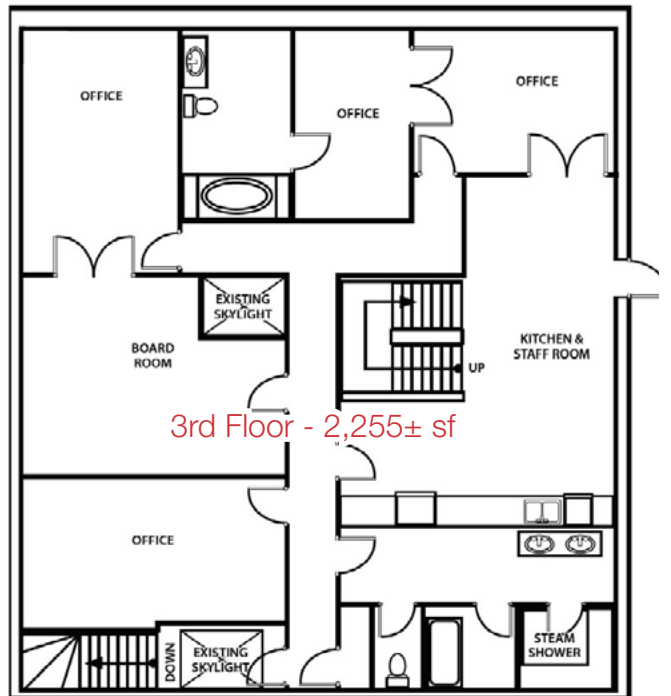
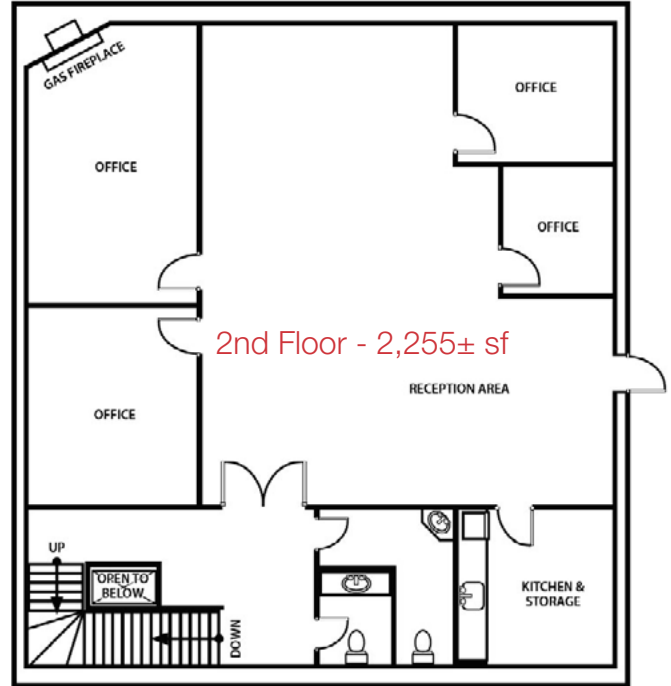
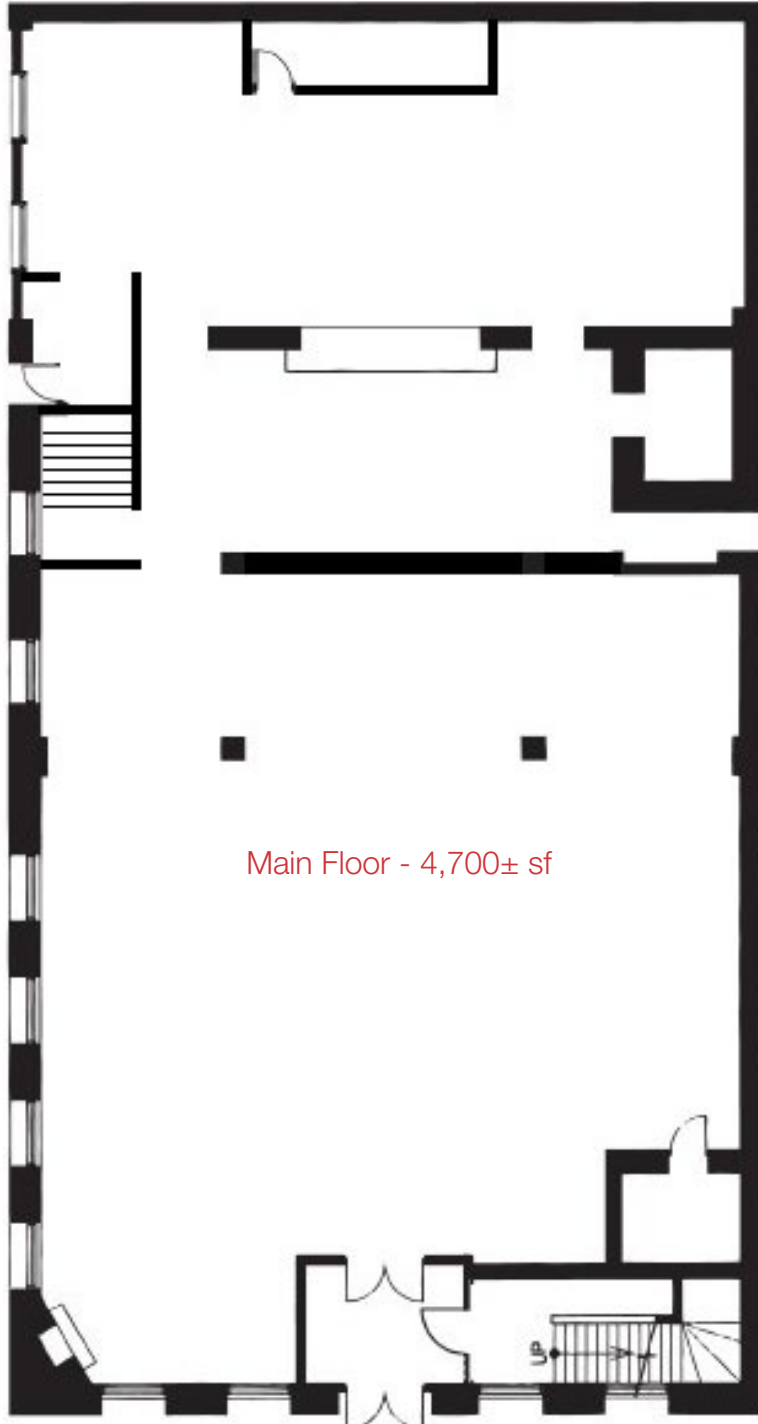
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Floor Plans



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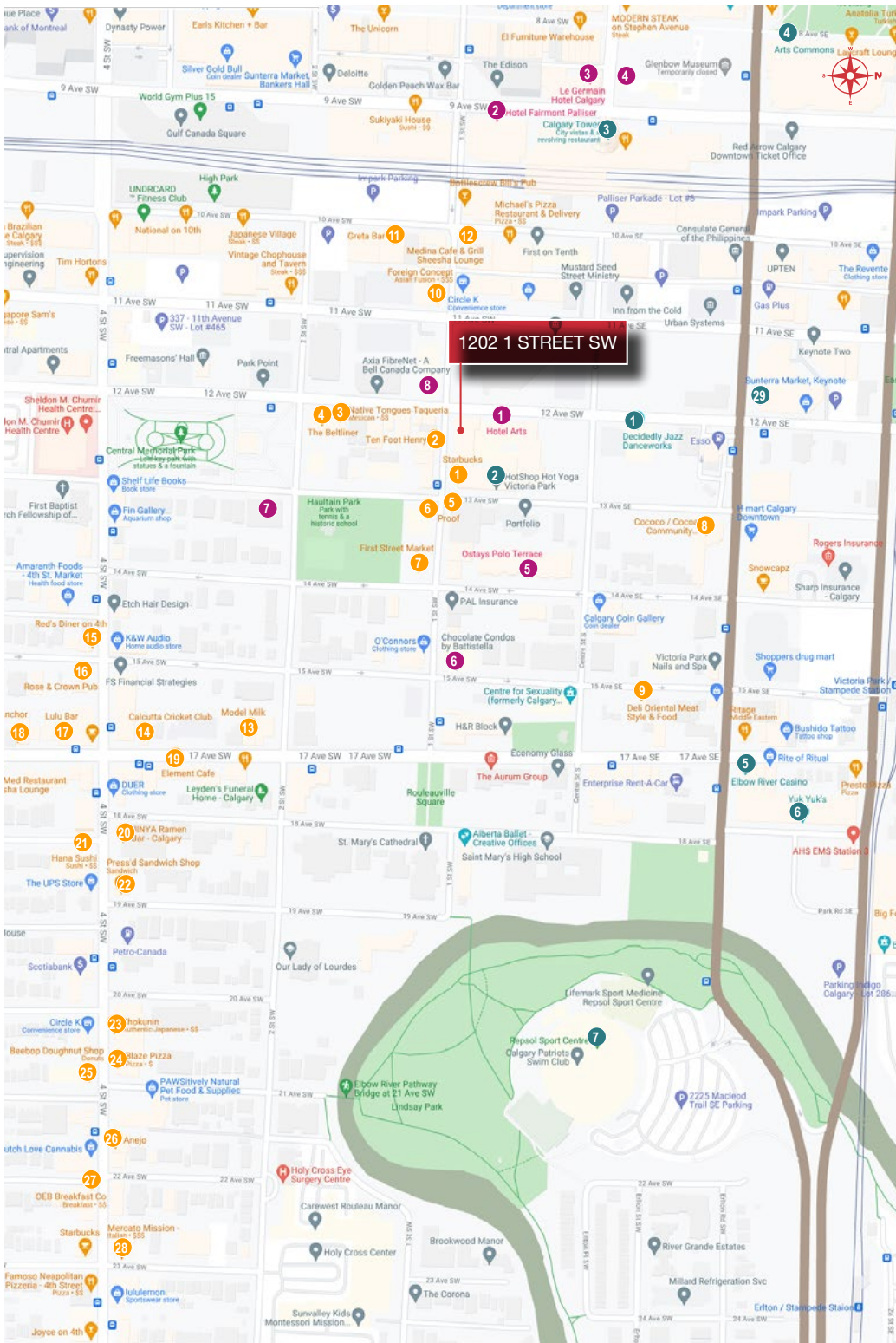
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Amenities Map



Food, Drinks & Market

1. Starbucks
2. Ten Foot Henry
3. Native Tongues Taqueria
4. The Beltliner
5. Proof
6. Freshslice Pizza
7. Fresh Street Market
8. Cococo Community Confections Inc.
9. Deli Oriental Meat Style & Food
10. Foreign Concept - Asian Fusion
11. Greta Bar
12. Medina Cafe & Grill
13. Model Milk
14. Calcutta Cricket Club
15. Red's Diner on 4th
16. Rose & Crown Pub
17. Lulu Bar
18. Ship & Anchor
19. Element Cafe
20. JINYA Ramen Bar
21. Hana Sushi
22. Press'd Sandwich Shop
23. Shokunin - Authentic Japanese
24. Blaze Pizza
25. Beebop Doughnut Shop
26. Anejo Restaurant - Mexican Eats
27. OEB Breakfast Co.
28. Mercato Italian Market
29. Sunterra Market

Lifestyle, Recreation & Entertainment

1. Decidedly Jazz Danceworks
2. HotShop Hot Yoga
3. Calgary Tower
4. Arts Commons
5. Elbow River Casino
6. Yuk Yuk's - Calgary Stand up comedy
7. Repsol Sport Centre

Hotels & Condos

1. Hotel Arts
2. Hotel Fairmont Palliser
3. Le Germain Hotel Calgary
4. Calgary Marriott Downtown Hotel
5. Ostays Polo Terrace
6. Chocolate Luxury Condos by Battistella
7. The Park - Live On The Park
8. Calgary Lofts - Manhattan Lofts in Calgary

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