

## STANLEY HOUSE

510 21 Avenue SW, Calgary, AB

SMALL BAY RETAIL IN  
SOUGHT-AFTER MISSION

# RETAIL FOR LEASE

### NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

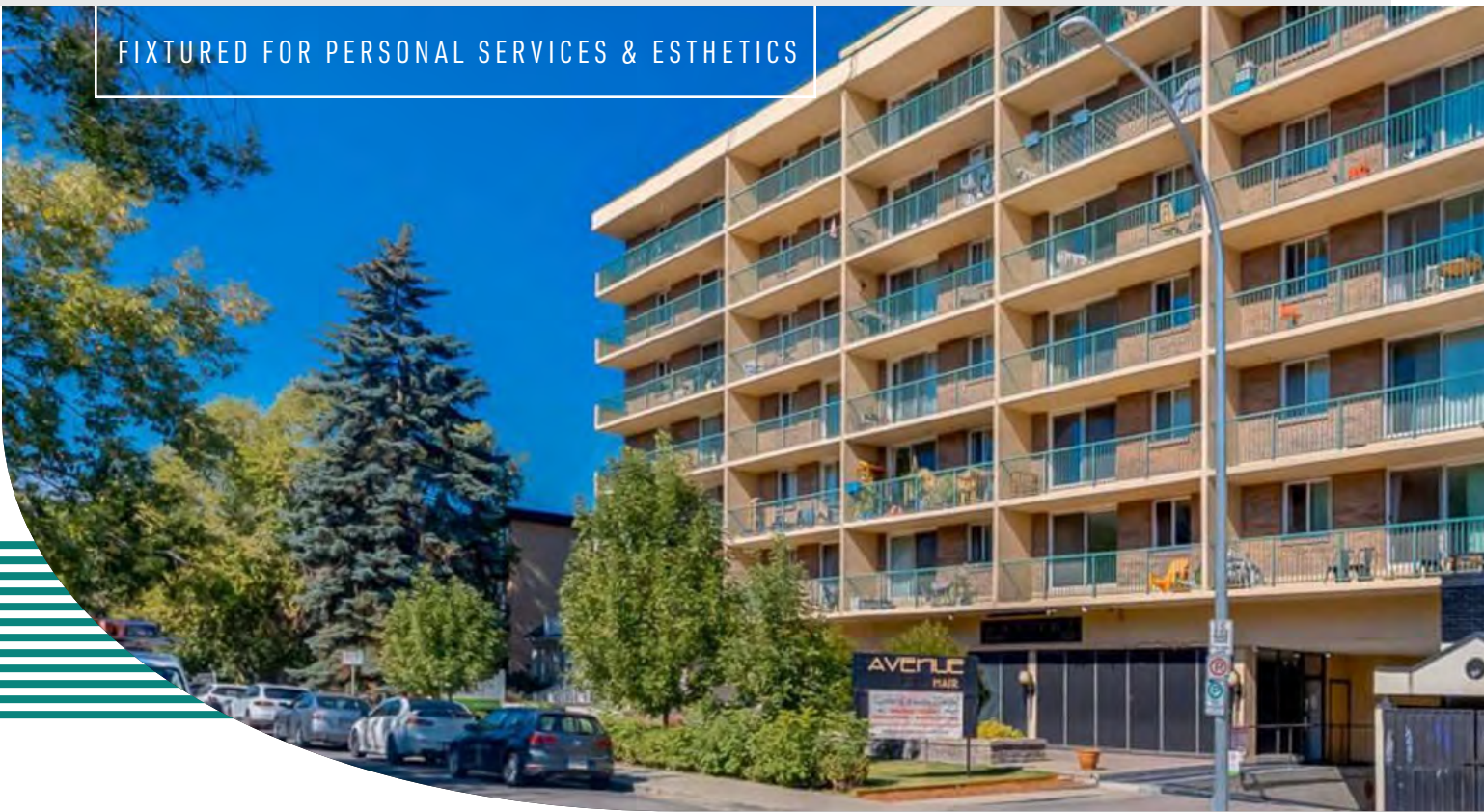
### ALEX FU

Associate

780.263.9619

alex.fu@omada-cre.com

FIXTURED FOR PERSONAL SERVICES & ESTHETICS



- **SMALL BAY RETAIL AVAILABLE IMMEDIATELY IN THE HEART OF MISSION, ONE OF CALGARY'S PREMIER BOUTIQUE RETAIL NODES**
- Immediately available small format retail bay located in a mixed-use building on 21 Avenue SW, just off of 4 Street SW
- 698 SF with exceptional frontage to 21 Avenue SW
- High quality finishes in place, ideal for personal services or esthetic businesses
- The area boasts high density residential and close proximity to 17 Avenue SW
- Join many well-established retail, hospitality, and boutique service providers located in Mission

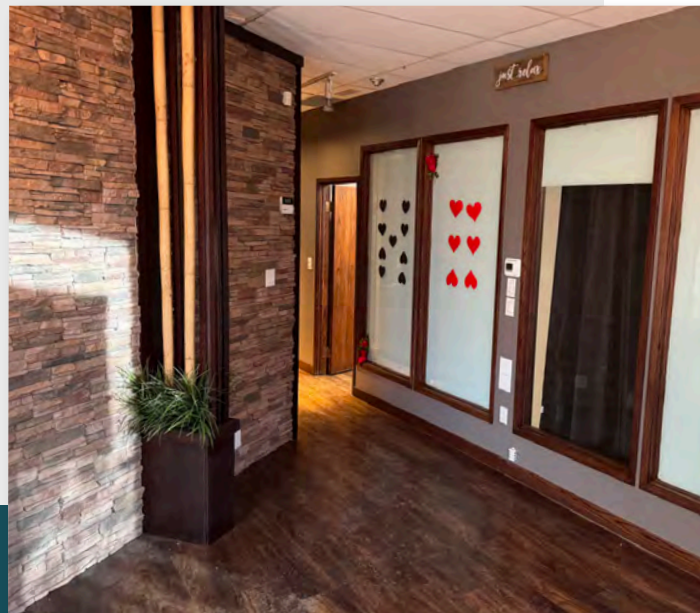
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# PROPERTY FEATURES

Vacancy	698 SF
Available	60 days
Legal	Plan 4453L; Block 4; Lots 13, 14, and East half of 15
Zoning	<a href="#">Commercial - Corridor 1</a>
Basic Rent	Negotiable
Op Costs	\$15.00 PSF (2025 est., TBC)
Utilities	Included in op costs



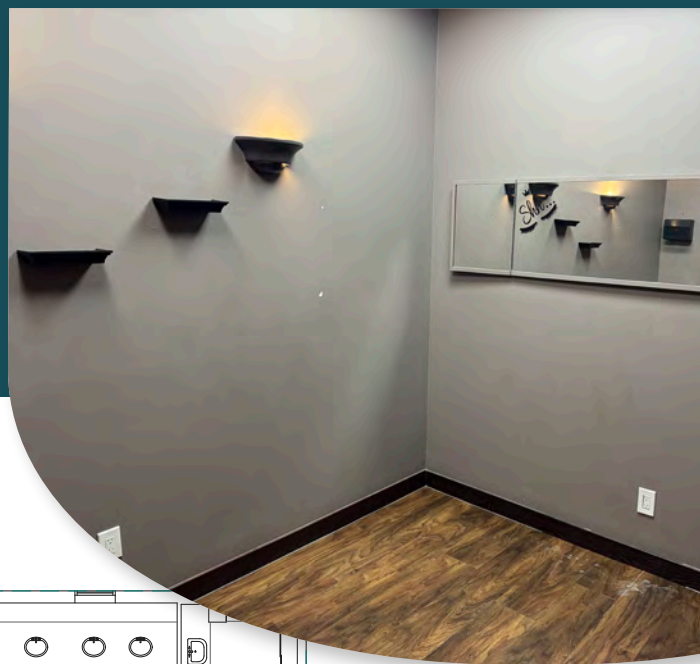
CENTRAL LOCATION IN  
HEART OF MISSION



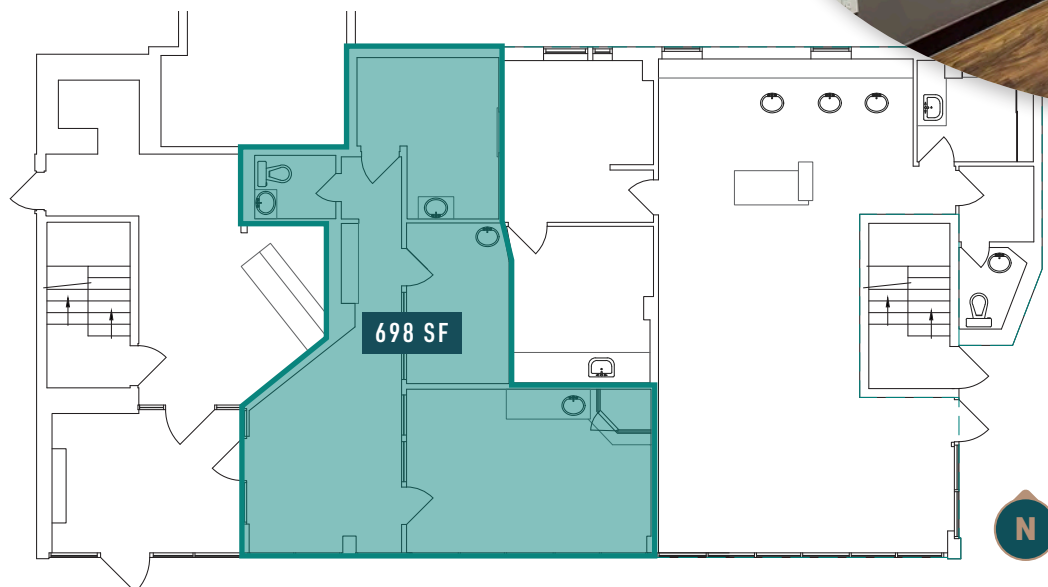
FREE 2-HOUR  
STREET PARKING



FIXTURED FOR ESTHETICS  
& PERSONAL SERVICES



## FLOOR PLAN





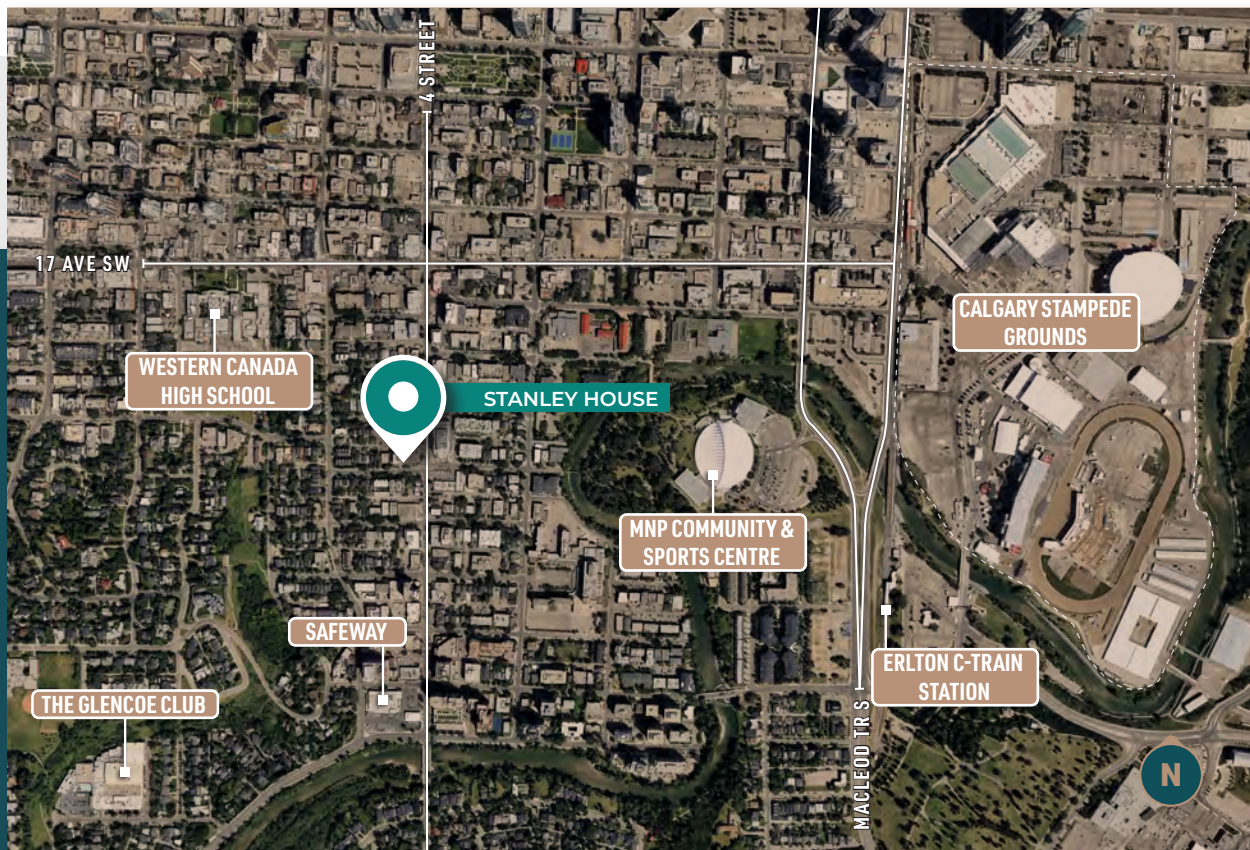
# JOIN THE BUSTLING COMMUNITY OF MISSION

Calgary's Mission neighbourhood, originally a Francophone village known as Rouleauville, has evolved into a vibrant, inner-city community that seamlessly blends historic charm with modern appeal. Its European-style architecture, charming parks, and inviting cafes make it a delightful area to explore, especially on foot, though ample parking is also available along 4th Street.

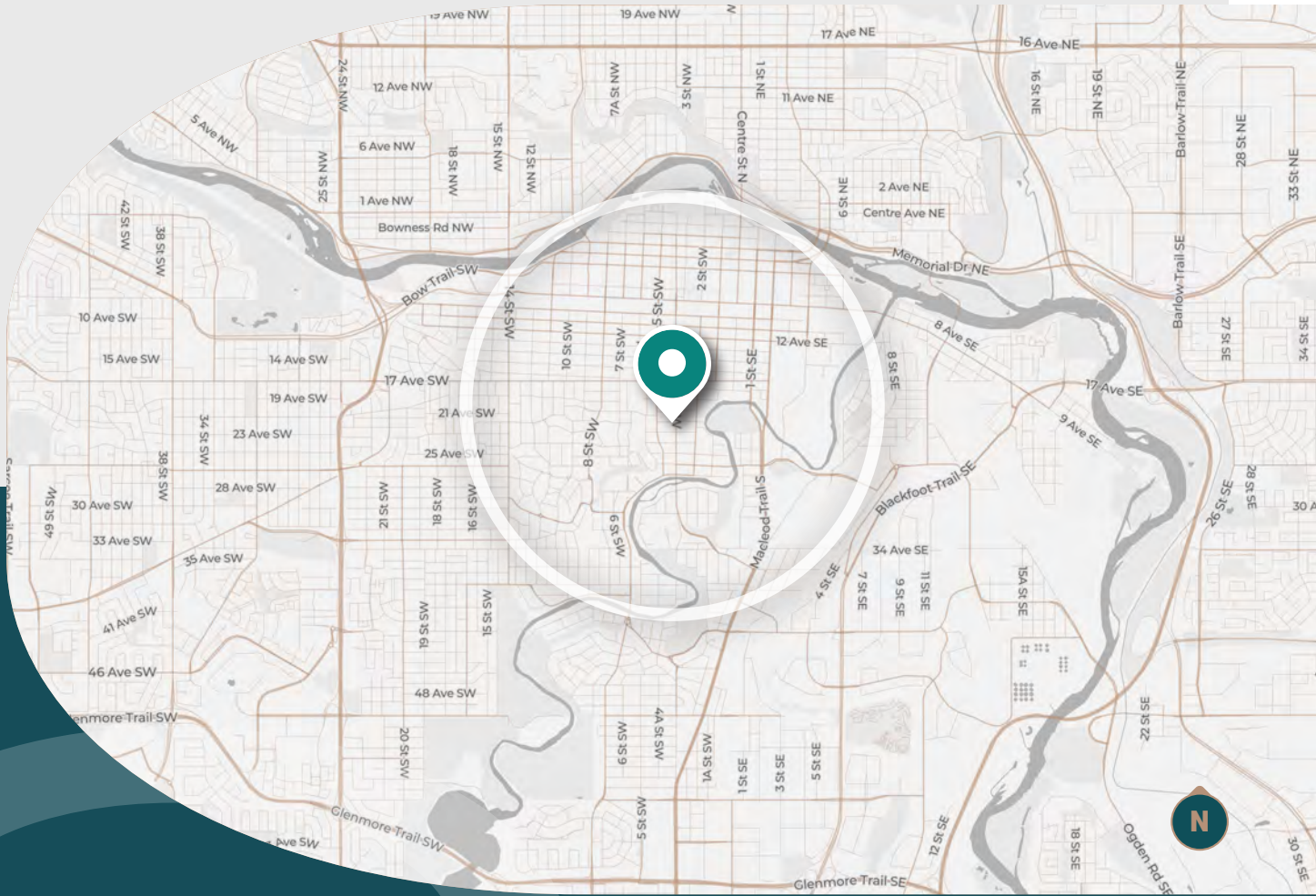
Located directly south of 17 Avenue SW and Calgary's Beltline, Mission offers some of the city's best shopping, dining, and events, all within walking distance. The neighbourhood is surrounded by mature residential and mixed-

density housing, attracting a diverse range of residents and visitors alike.

The property itself is situated just off 4th Street SW, a key north-south route connecting downtown Calgary to Mission and Macleod Trail. This location benefits from high visibility with 11,000 vehicles passing daily (2019) and is in close proximity to popular spots like Shokunin, Paris Baguette, Seed & Salt, and Anejo. Granville House enjoys the advantage of being nestled within one of Calgary's most densely populated areas, ensuring both foot traffic and a steady stream of local patrons.



# AREA DEMOGRAPHICS



## 2KM RADIUS

**204,666**

DAYTIME POPULATION

79,156 residents  
22.6% growth (2019-2024)  
25.5% proj. growth (2024-2029)

**\$177,639**

AVERAGE HOUSEHOLD INCOME

24.0% earn \$60-100,000  
43.8% earn \$100,000+

**60.5%**

20-44 YRS

0-19 yrs = 10.0%  
45-64 = 17.8%

**+ 11,000 VPD**  
ON 4 STREET SW (2019)

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OMADA-CRE.COM

403.930.5882

OMADA COMMERCIAL  
1000 The Edison, 150 - 9th Ave SW  
Calgary AB T2P 3H9

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