

# Ghitter Block Britannia

4915 Elbow Drive SW Calgary, AB

Leaseco

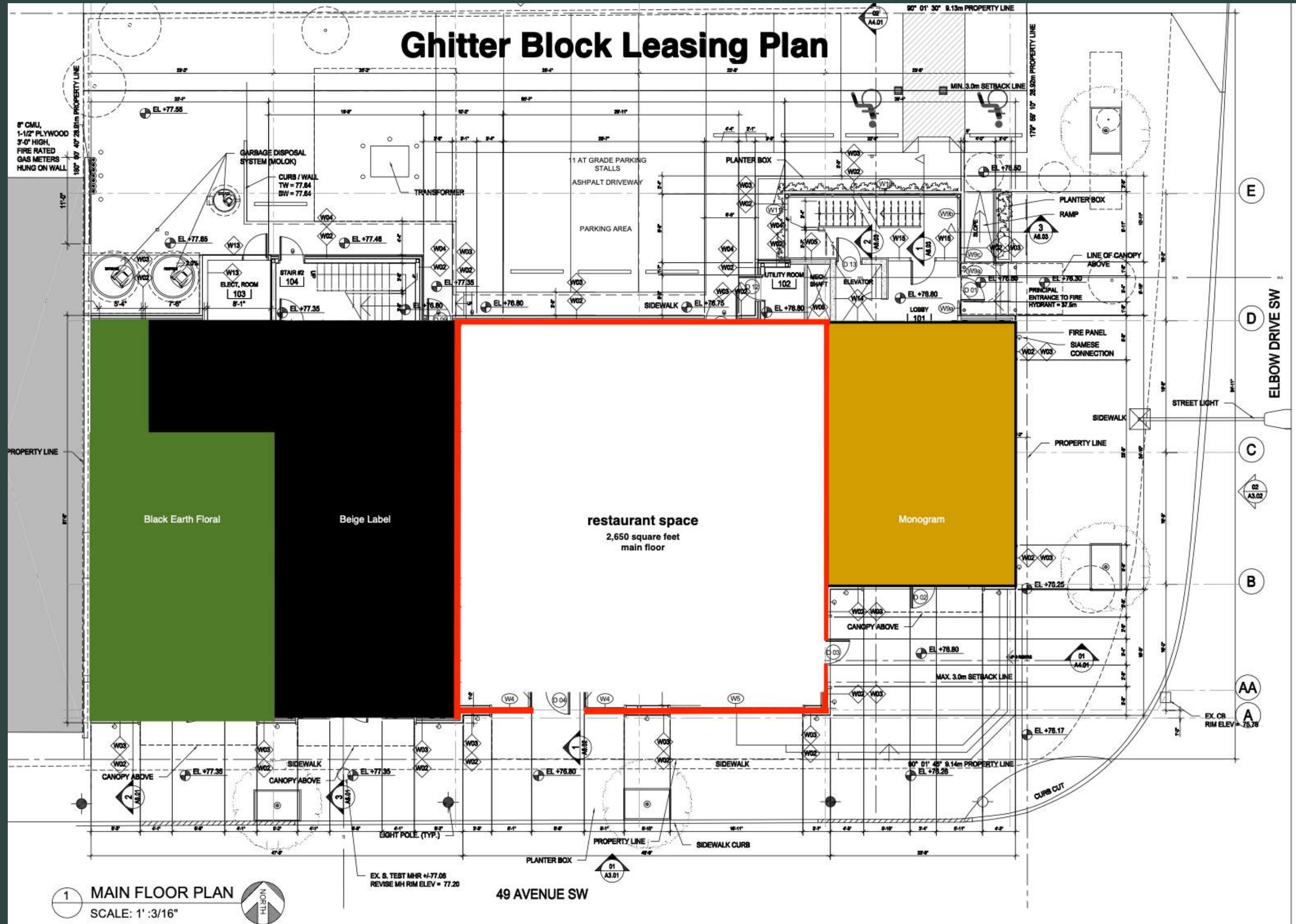
RESTAURANT SPACE  
AVAILABLE



Leaseco

# Commercial Site Plan

## Ghitter Block Leasing Plan



## Current Tenants

### Black Earth Floral

An upscale floral gallery serving Calgary and surrounding areas since 2011

### The Beige Label

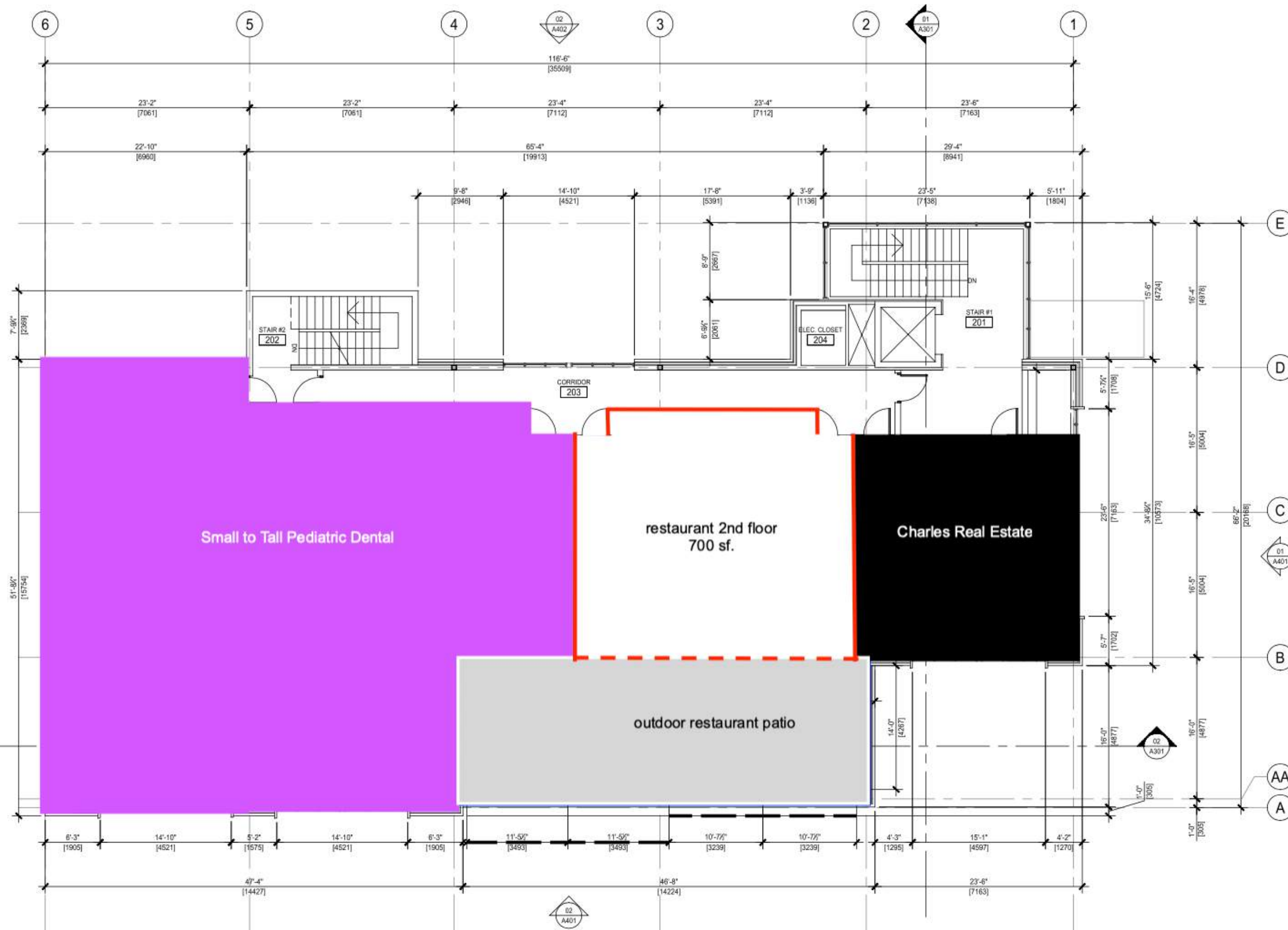
A destination salon specializing in wearable, livable, believable hair by Farhana Premji

### Monogram

Local artisanal coffee shop, with locations across the city.

# Commercial Site Plan

## Ghitter Block 2nd Floor Plan



## Current Tenants

### Small to Tall Pediatric Dentistry

Small to Tall is a Calgary-based pediatric dentistry practice, founded by Dr. Michelle Thal, offering quality dental care in a warm, safe, and welcoming experience

### Charles Real Estate

A residential real estate firm that emphasizes quality service



## Property Description

Affectionately named after one of Certus's founders, Ron Gitter. Located in the center of Britannia,

This building serves as a hub for the community, the Britannia Shops are unique and diverse, and described as a boutique shopping experience, perfectly suited to this prosperous neighborhood.





# The Basics

## RATES

## OPERATING COSTS

## CONTRACT TYPE

## SIZE

## TERM

## AVAILABLE

## MARKET

CAM: \$9.07

UTILITY: \$1.16

PROP. TAX: \$9.97

TOTAL: \$20.20

## AVAILABLE FOR LEASE

2,650 sq ft, MAIN FLOOR

## NEGOTIABLE

IMMEDIATELY



# Demographics

All figures are within a 3 km radius.

## Population

52,173

## Median Age

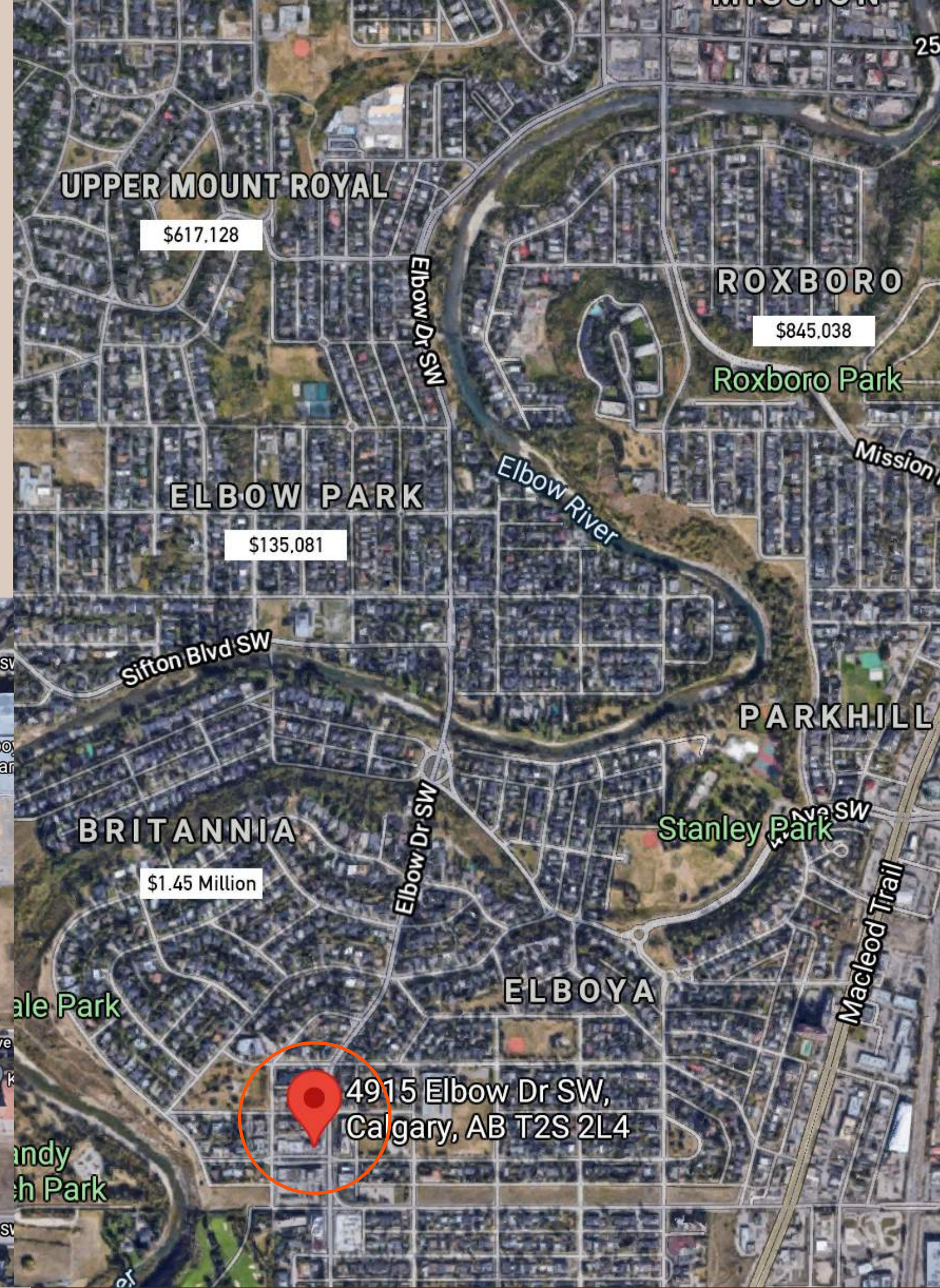
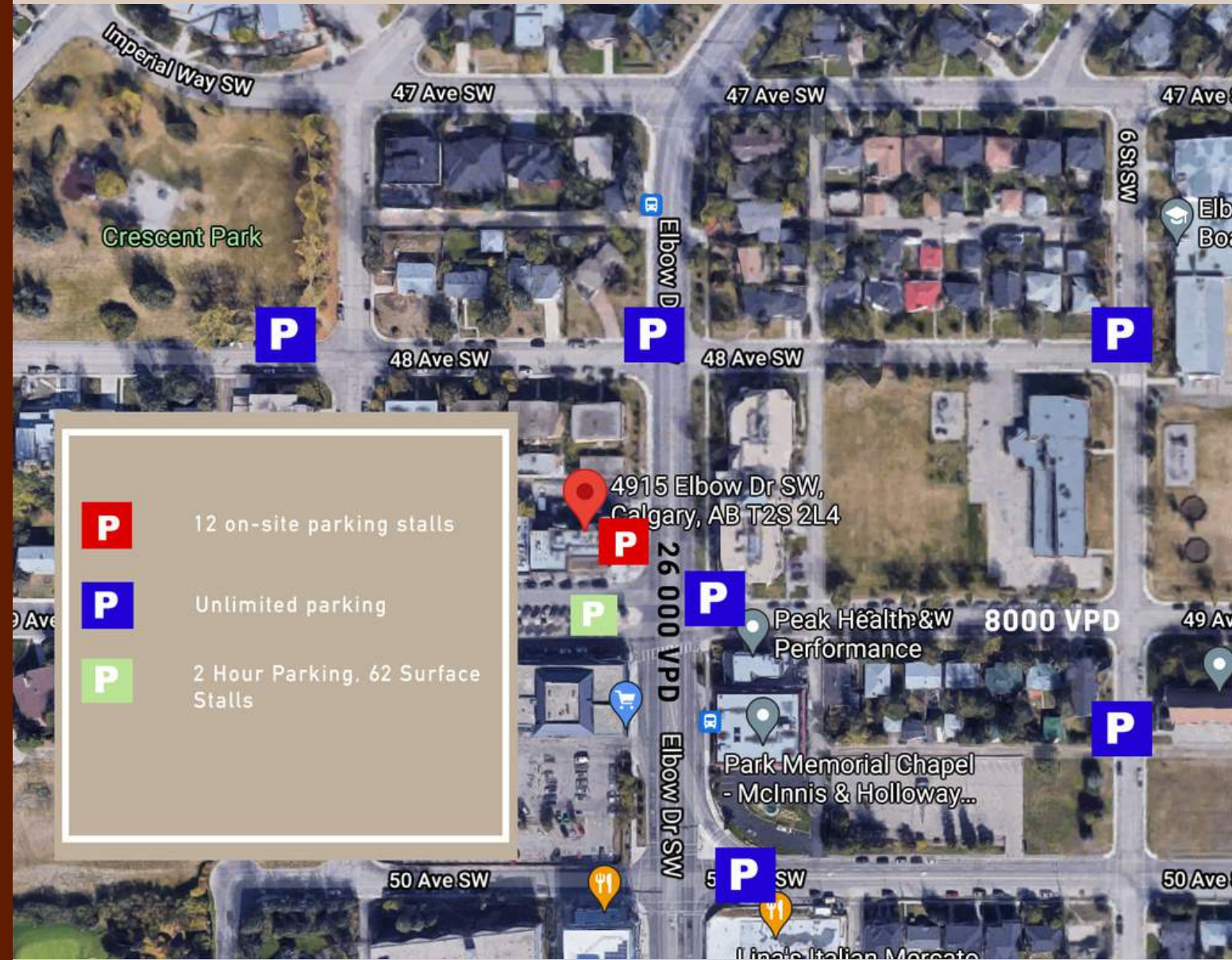
20.0% between 25 and 34

32.4% between 35 and 54

## Vehicle Trips

Elbow Drive SW

26 000 VPD





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For leasing Inquiries  
**Contact**

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[leasecorealty.com](http://leasecorealty.com)



ROOM