



Colliers

Signage Opportunity

For Lease | 323 10th Avenue SW, Calgary, AB

The Warehouse

Character Office and Retail Space For Lease

Matt Lannon

Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block

Associate Vice President
+1 403 571 8756
brittany.block@colliers.com

Rob Walker

Senior Vice President | Partner
+1 403 298 0422
rob.walker@colliers.com

Deep Sekhon

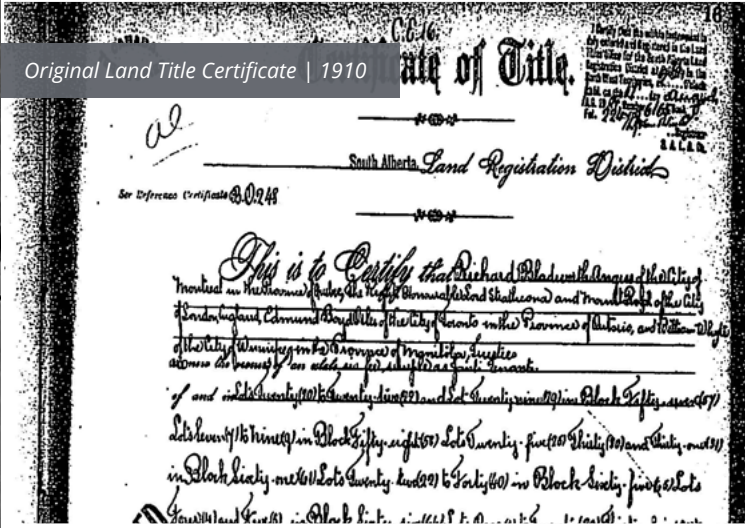
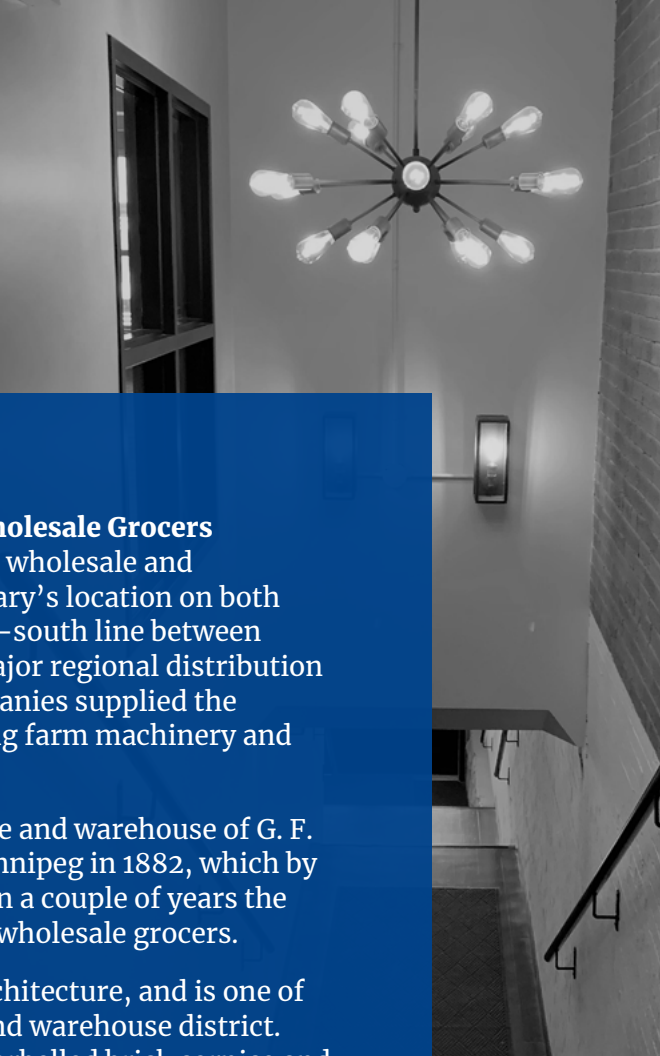
Senior Associate
+1 403 571 8826
deep.sekhon@colliers.com

Property History

Constructed in 1910 and expanded 1913, the **G. F. & J. Galt & Co. Wholesale Grocers Warehouse** recalls Calgary’s historic status as the most important wholesale and distribution centre between Winnipeg and Vancouver. Due to Calgary’s location on both the C.P.R. east-west mainline and the company’s important north-south line between Fort Macleod and Edmonton, the city was destined to become a major regional distribution centre. From Calgary’s wholesale district, local and national companies supplied the growing city and region with a wide array of merchandise including farm machinery and parts, groceries, dry goods, building supplies and hardware.

The original building was built in 1910 for the Calgary branch office and warehouse of G. F. & J. Galt & Co., wholesale grocers and tea importers founded in Winnipeg in 1882, which by 1906 also had offices in Calgary, Edmonton, and Vancouver. Within a couple of years the building had become the home to Campbell, Wilson & Horne Ltd., wholesale grocers.

The Warehouse is significant for its Romanesque Revival style-architecture, and is one of the largest structures to have been constructed in the wholesale and warehouse district. The heavy-timber and brick warehouse is notable for its heavily corbelled brick cornice and its many, regularly spaced window bays. Other notable characteristics include the rock-faced sandstone foundation, multiple front entrances and the rear loading platform.

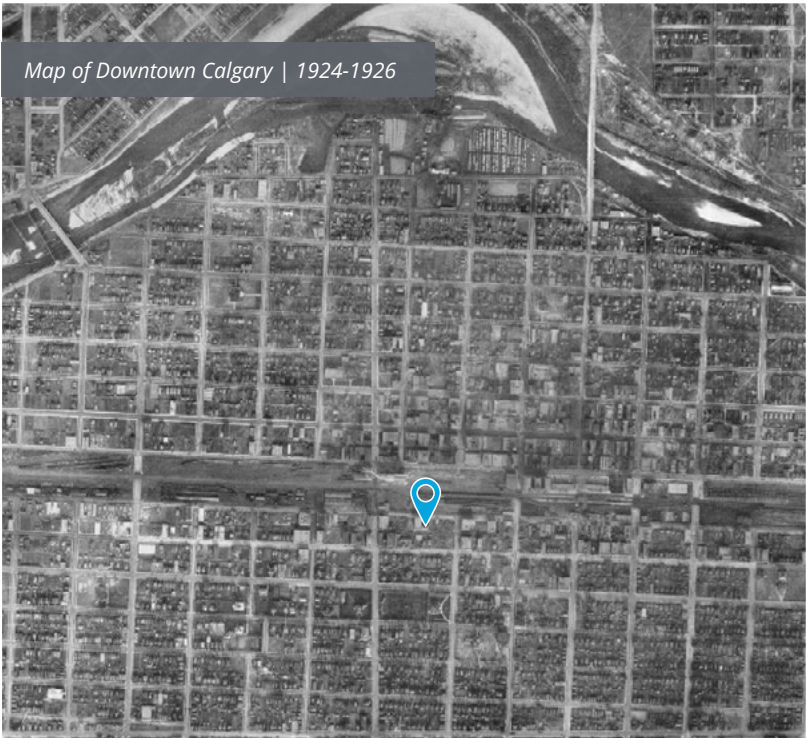


Location History

The Warehouse contributed to the development of the northern Beltline area as Calgary’s main wholesale/warehouse district, and continues to contribute to the warehouse district’s historic identity and character.

Originally, the principle warehouse district was situated north of the C.P.R. mainline along Eight and Ninth avenues. However, the district along 10th and 11th avenues was established after 1903 when a rail siding off the CPR main line was placed down the alley between 10th and 11th Avenues, from 5th Street SE to 6th Street SW; another siding subsequently and incrementally developed extended from 13th Street SW to 6th St SW. These sidings gave each warehouse along those avenues direct rail access for receiving and shipping cargo via its own rear loading dock. Sixty-four wholesale and warehouse building were situated along both the north and south sides of the C.P.R mainline in 1906, with 160 by 1913.

By the later date, however, the majority were located in the northern part of the Beltline. The number of warehouse buildings in the area has been significantly reduced over the years and this warehouse is integral to the remaining group of warehouses and the retention of the area’s character which is defined by the warehouses.



Property Overview

Move-In Ready, Walk-Up Small Suite Promotion

Available Space	Main Floor + Lower Level: 15,547 SF
	Main Floor 12,498 SF // Lower Level 3,049 SF
	Suite 304: 805 SF
	Suite 502: 390 SF
	Suite 509: 983 SF
Small Suite Promotional Pricing Available	
Occupancy	Immediately
Net Rent	Market Rates
Operating Costs	\$8.50 PSF/Annum (2024 Est. Excludes Janitorial and Separately Metered Cooling)
Term	5-10 Years
Parking	\$250/Stall/Month // 54 Surface Stalls in Wigalo Lot 257 Beside Building 1530 Additional Above-Ground Parkade Stalls in City Centre Parkade Across the Street
Year Built	1910 & 1913
Floors	5
Construction	Heavy-Timber Construction Faced in Red Brick in Common Bond Heavily Corbelled Cornice and Window Heads Rock-Faced Sandstone Foundation
Architecture	Romanesque Revival Style
Loading	Raised, Concrete Loading Dock Across Rear Two Large Loading Doors
Building Hours	7:30 a.m. to 5:00 p.m. // Monday to Friday
Fibre Provider	Telus

Public Transit Access



**Bus Routes
Within One Block**
#3, #7, #13, #17, #22,
#66, #90, #101 #449



**Cycle Tracks
Within Two Blocks**
12th Avenue SW
5th Street SW



4th Street LRT
450m
5-minute walk

The Warehouse offers character retail and office space in the heart of the Beltline with numerous amenities within the immediate area. The downtown core is in close proximity, a 3-minute walk away via +15 connection.

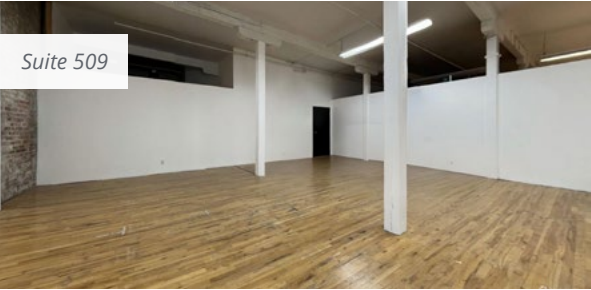
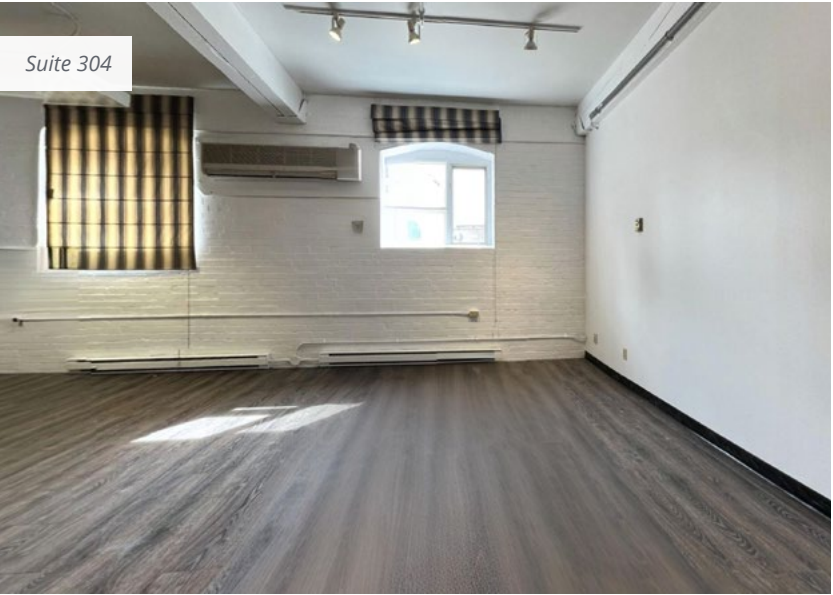
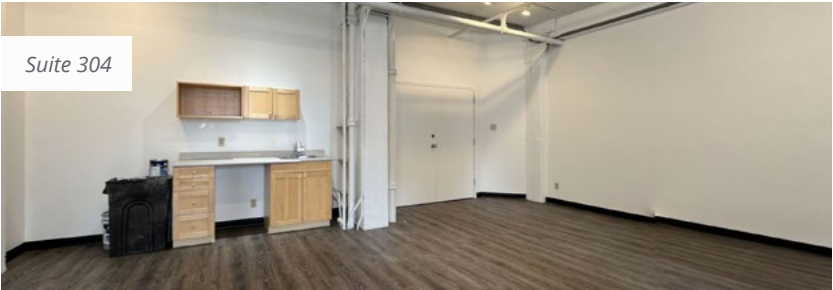
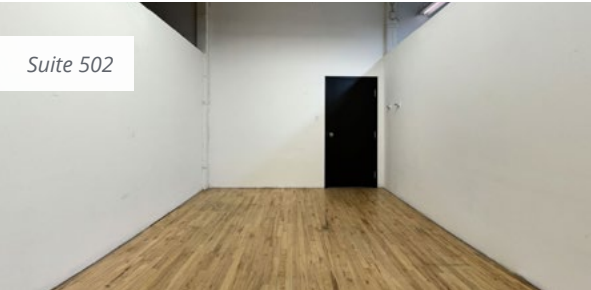
Small Suite Promotion

Move-In Ready, Walk-Up Small Suite Promotion

The following move in ready suites are being offered on the following terms:

- Monthly Gross Rental Amount Inclusive of Rent and Operating Costs
- 1 Month Gross Free Rent for Move In and Conducting Business
- 1 or 2 Year Lease Terms Only
- No passenger elevator

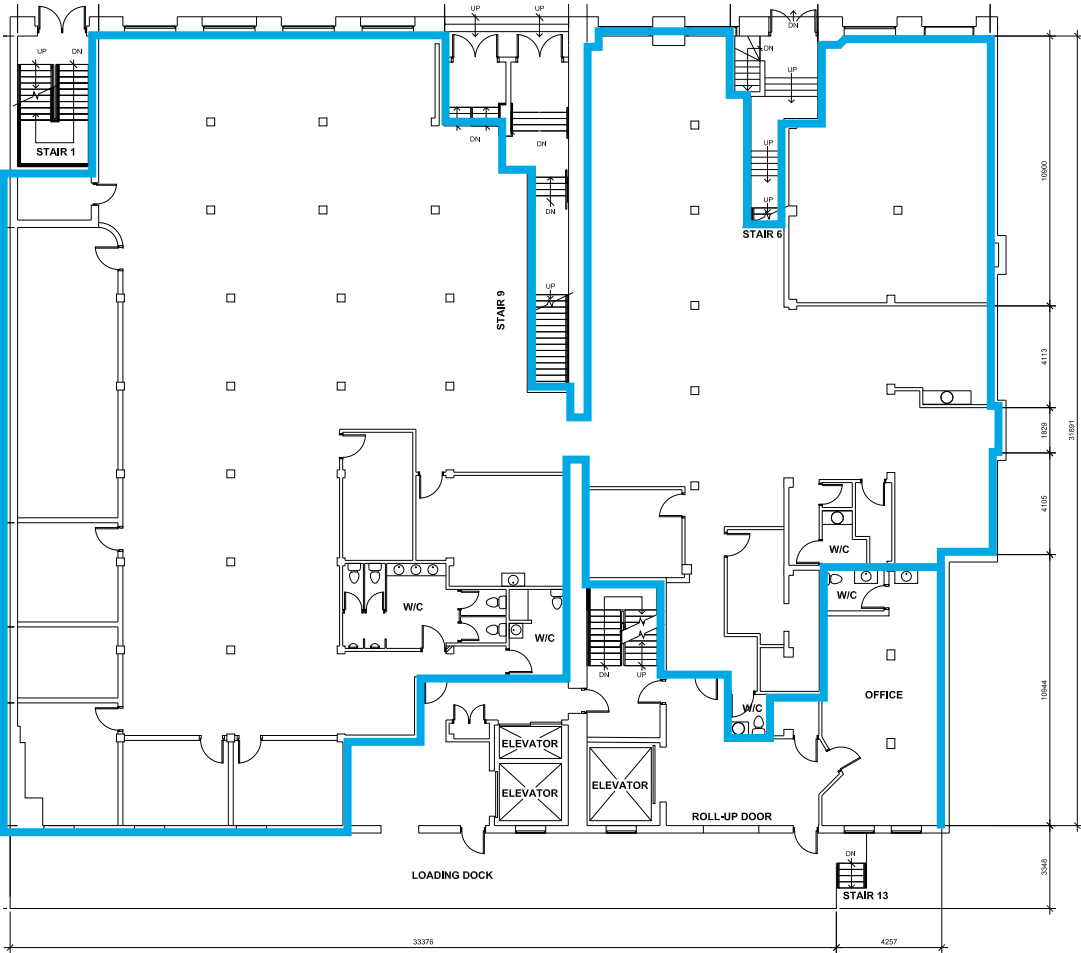
Suite	Square Footage	Total Monthly Cost
304	805	\$1,350
502	390	\$500
509	983	\$1,250



Floor Plans



Main Floor



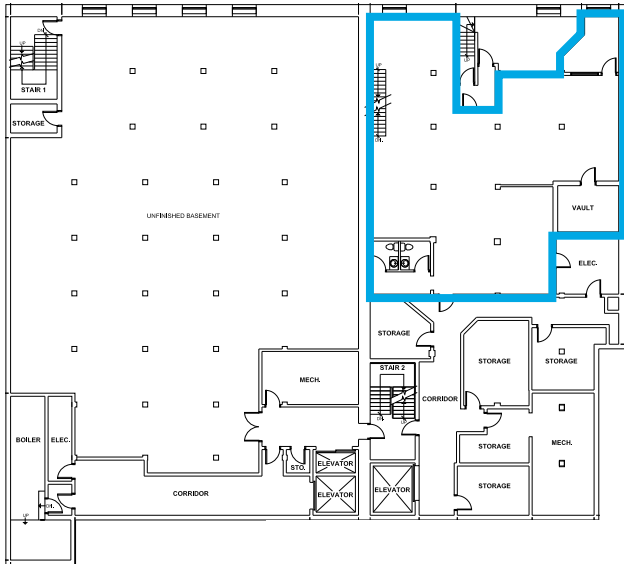
15,547 SF (Main Floor 12,498 SF // Lower Level 3,049 SF)

- 10 Offices
- Boardroom
- 2 Large Open Areas
- Kitchen + Kitchenette
- Vault + Storage
- Reception
- Washrooms
- Office
- Open Area
- Kitchenette
- Vault + Storage
- Washrooms

Scan Here for Main Floor + Lower Level Virtual Tour



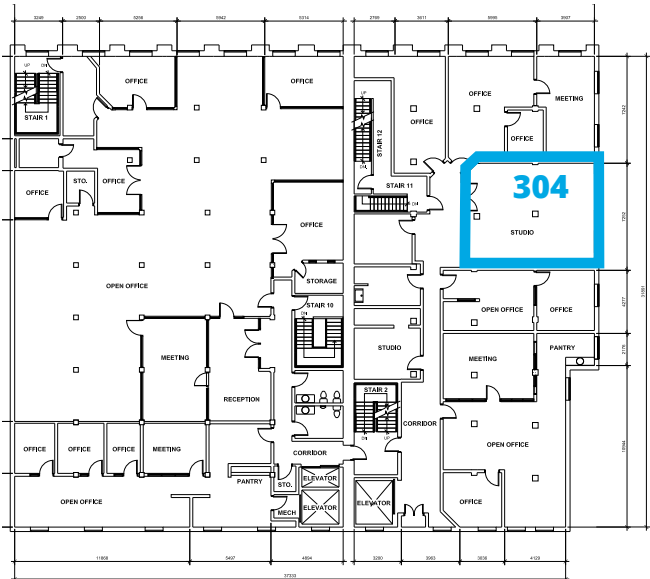
Lower Level



Floor Plans



Third Floor



Suite 304 | 805 SF

- Gross Rent Structure Available
- Kitchenette
- Ample Natural Light
- Air Conditioning

Click or Scan Here for Suite 304 Virtual Tour



Fifth Floor

Suite 502 | 390 SF

- Gross Rent Structure Available
- Open Air Studio Space
- No Air Conditioning

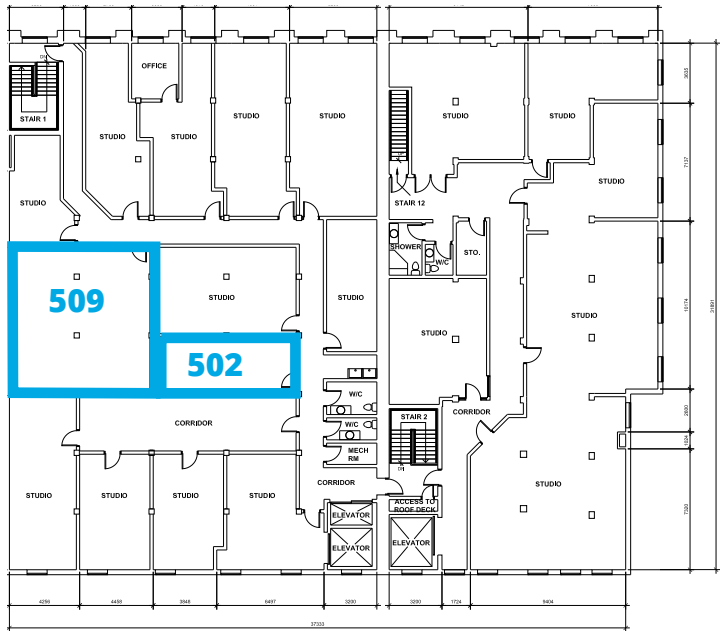
Click or Scan Here for Suite 502 Virtual Tour



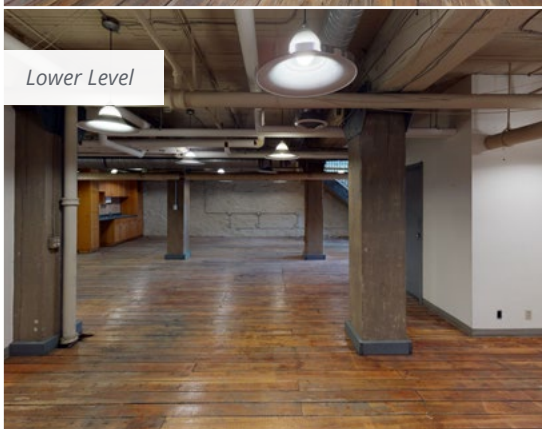
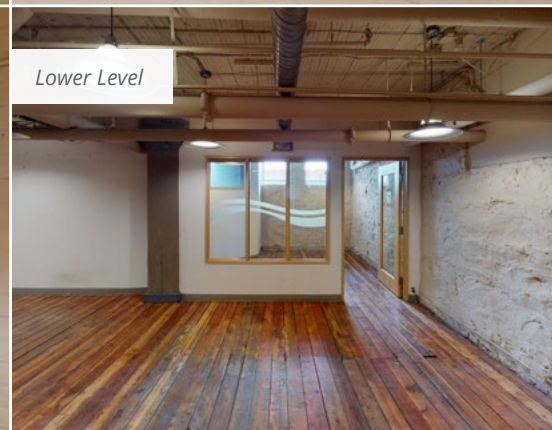
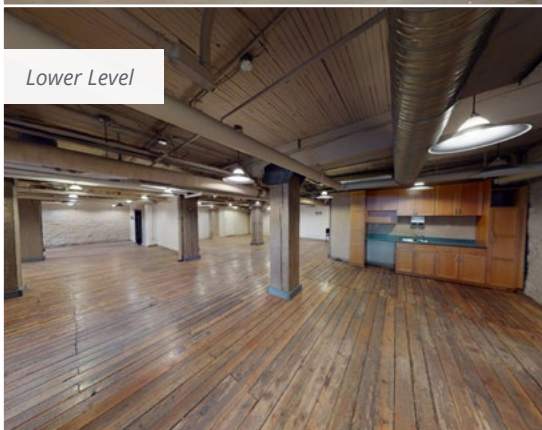
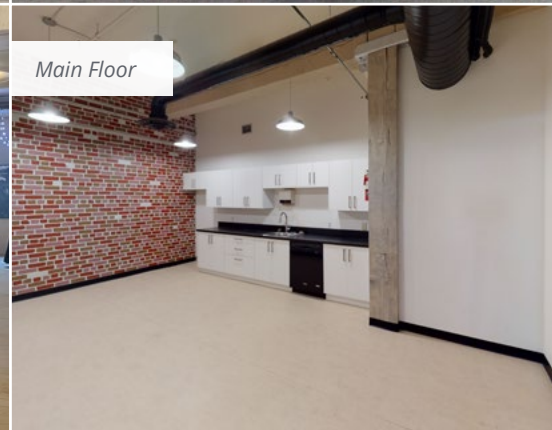
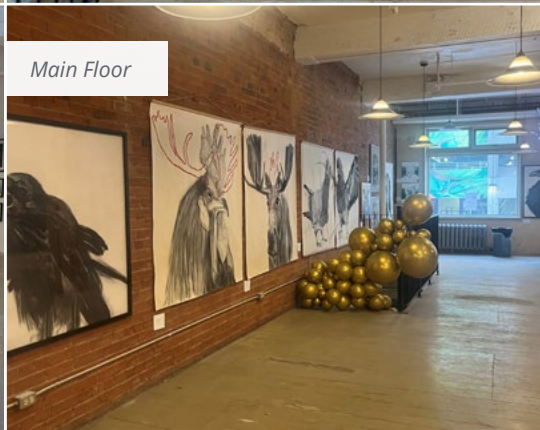
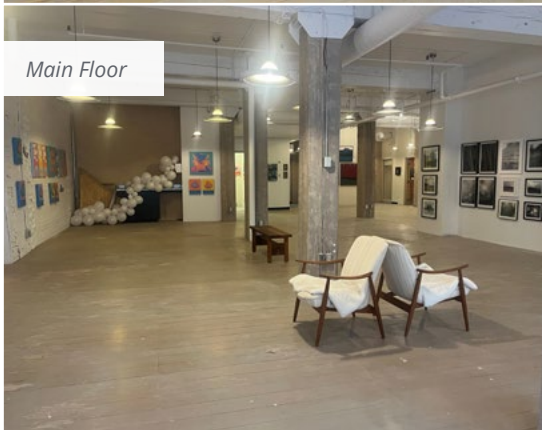
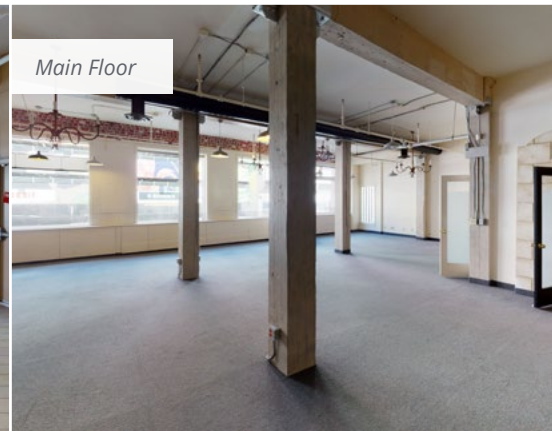
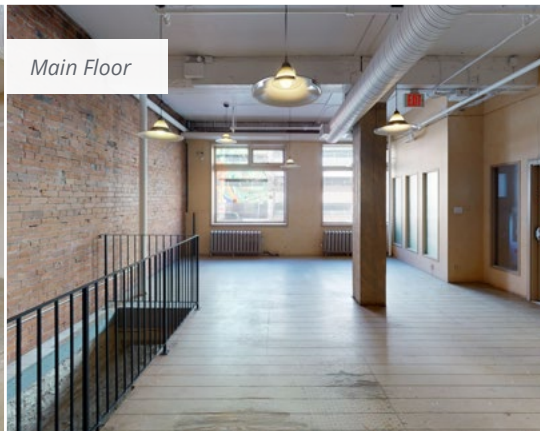
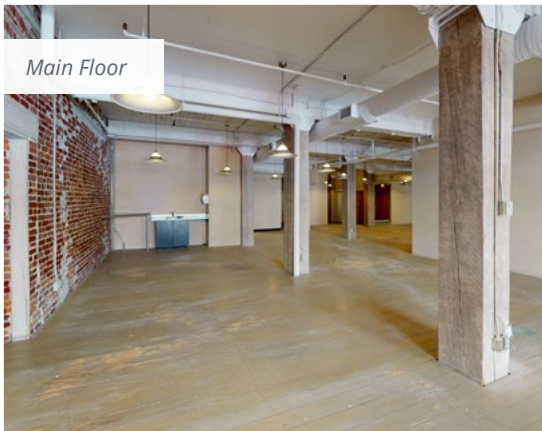
Suite 509 | 983 SF

- Gross Rent Structure Available
- Open Air Studio Space
- No Air Conditioning

Click or Scan Here for Suite 509 Virtual Tour



Building Photos



Nearby Amenities



323 10th Avenue SW | Calgary, AB

Matt Lannon Vice President Partner +1 403 571 8824 matt.lannon@colliers.com	Brittany Block Associate Vice President +1 403 571 8756 brittany.block@colliers.com	Rob Walker Senior Vice President Partner +1 403 298 0422 rob.walker@colliers.com	Deep Sekhon Senior Associate +1 403 571 8826 deep.sekhon@colliers.com
---	---	--	---

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024 CMN Calgary Inc.

900 Royal Bank Building
335 - 8th Avenue SW
Calgary, AB T2P 1C9