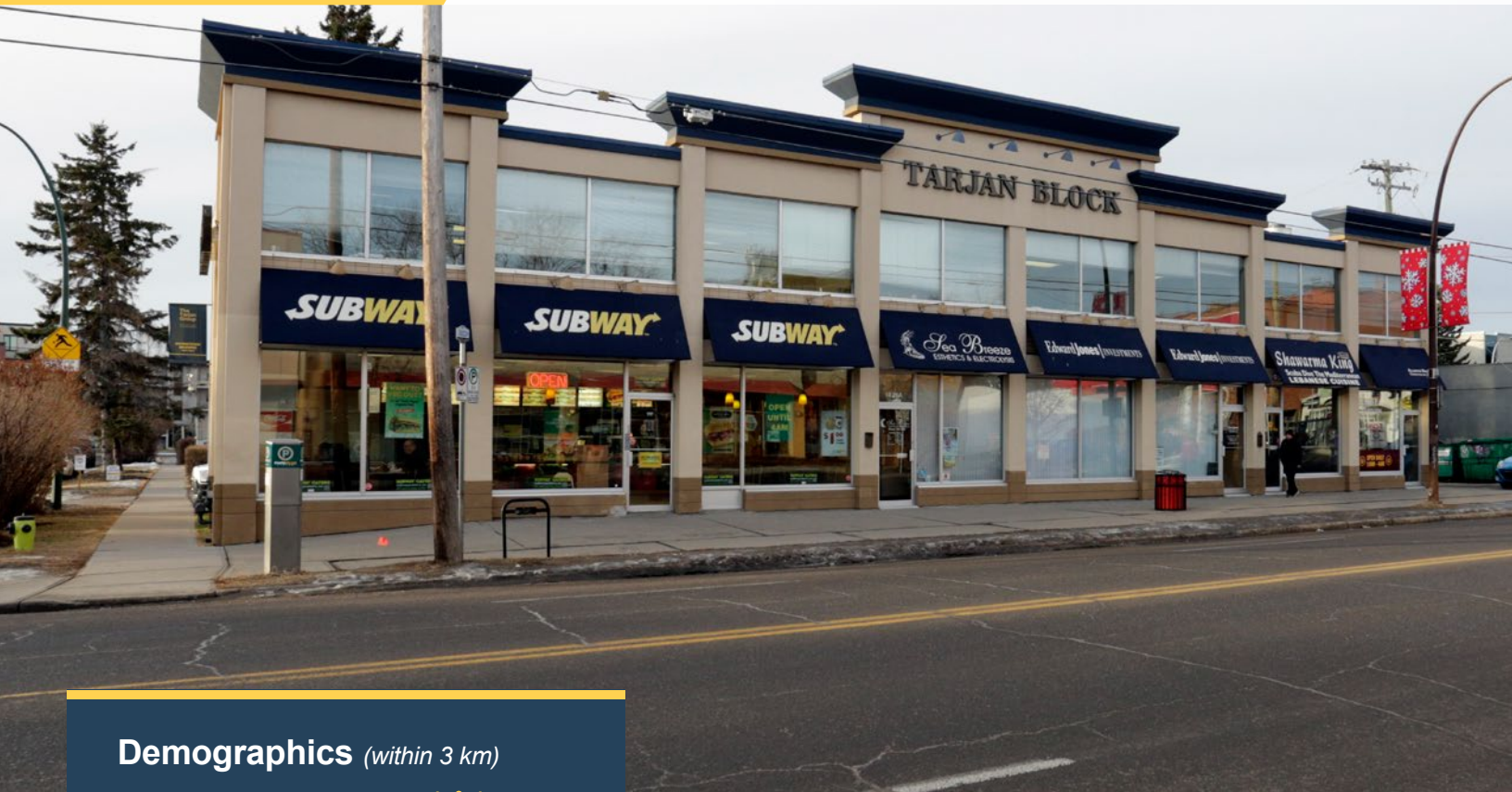


For Lease

1423 Kensington Road NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Kensington



POPULATION
126,528



MEDIAN AGE
38



HOUSEHOLD INCOME
\$78,442

Building Details



PARKING
2 Assigned



YEAR BUILT
1963



TRAFFIC COUNT

11,000 VPD | Kensington & 14 St. NE
10,000 VPD | Kensington Rd NW & 12 St. NW E

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Tarjan Block

Property Details

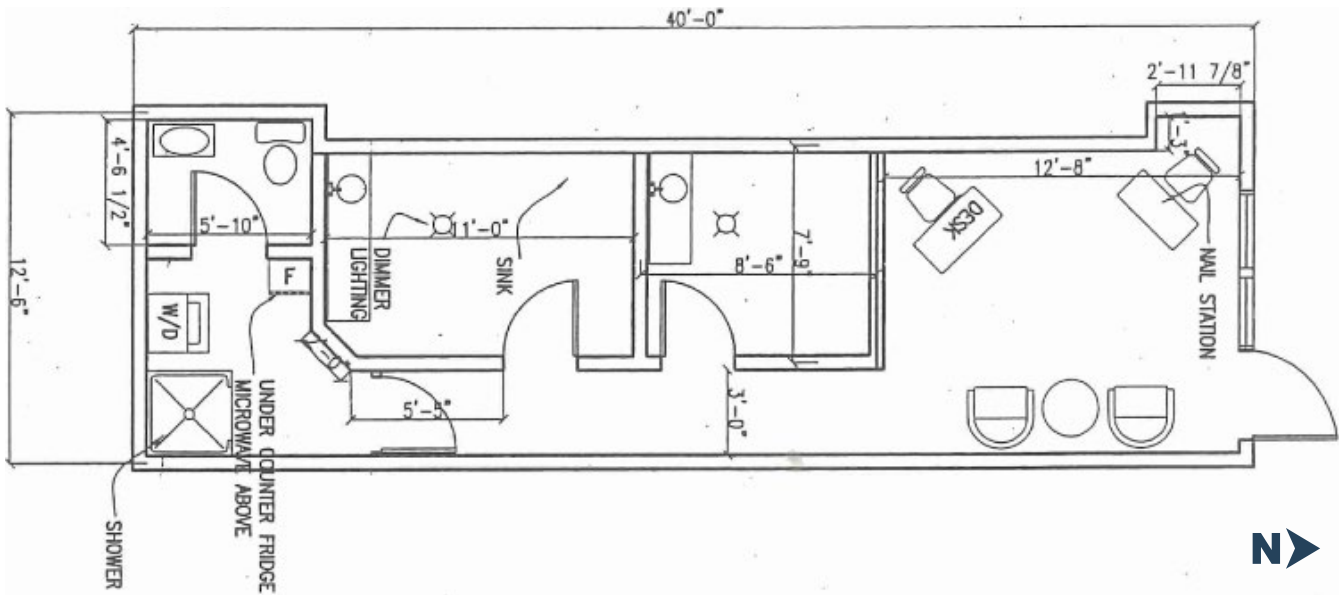
Size Available:	Unit 1421A (Main Floor) - 480 SF+/- Basement - 1,500 SF
Availability:	Immediately
Net Rate:	Main Floor Unit: Market Basement : \$2,000/month Gross Rent
Op Costs:	Unit 1421A - \$24.53 PSF
Zoning:	C-COR1
Mechanical:	New dedicated HVAC (2020)

Highlights

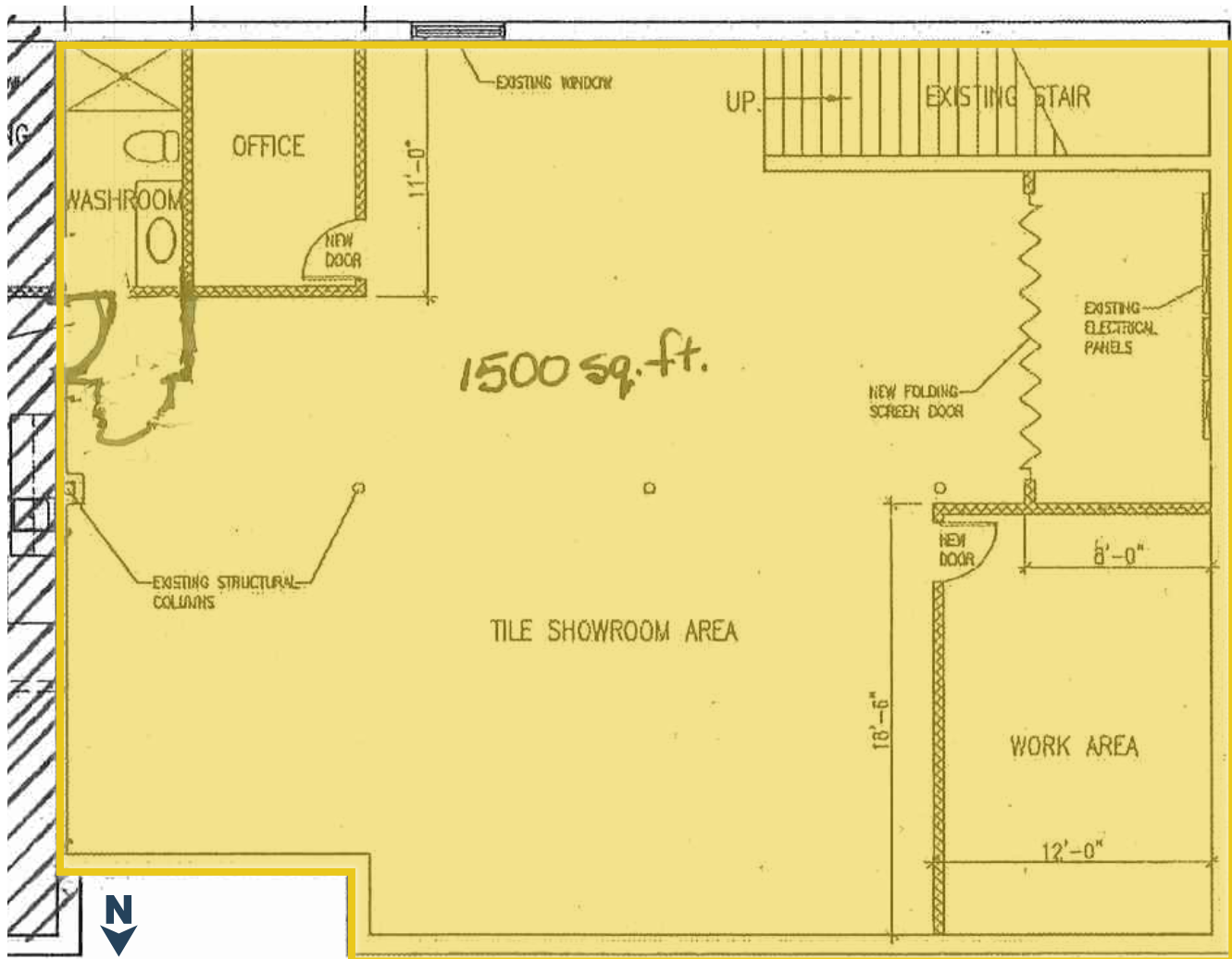
- Located in highly desirable Kensington District
- High walk by and vehicle traffic
- Many new condo projects in the immediate area
- Rapid access to downtown & Crowchild Trail
- Recently upgraded finishes
- Close to various amenities such as restaurants, banks, grocery store, shops & services
- Excellent signage opportunity

Floor Plan

Main Floor - Unit 1421A | 480 SF +/-



Basement | 1,500 SF



For Lease

1423 Kensington Road NW | Calgary, AB

Gallery | Basement





3 Sultans Tent

4 CHICKEN on the WAY

5 SK Infinite Hair Design

6 Assembly Coworking Space


7 Double Springs

8 KMK's Barbershop

9 Westmount Animal Clinic



Property Location

 [View in Google Maps](#)

Thank you for your interest!

For More Info.

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Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

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