

# 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](http://blackstonecommercial.com)

## Tarjan Block

### Property Details

Size Available:

~~Unit 1421A (Main Floor) - 480 SF +/-~~ **LEASED**  
Basement - 1,500 SF

Availability:

Immediately

Net Rate:

Basement : \$2,000/month Gross Rent

Op Costs:

Unit 1421A - \$24.53 PSF

Zoning:

C-COR1

Mechanical:

New dedicated HVAC (2020)

Access:

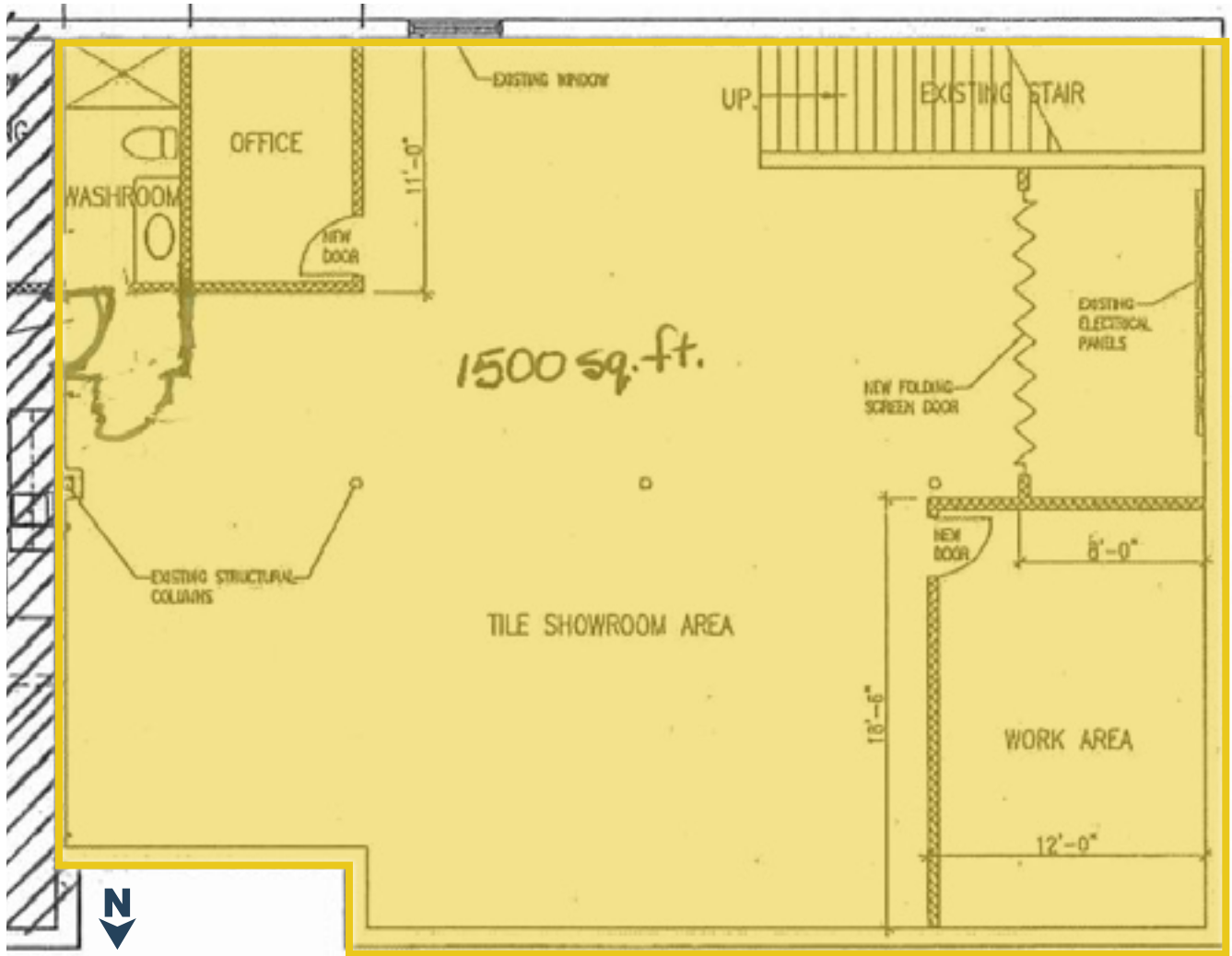
Kensington Road

### 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

Basement | 1,500 SF



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# Gallery | Basement





- 1 
- 2 
- 3 Sultans Tent
- 4 
- 5 SK Infinite Hair Design
- 6 Assembly Coworking Space
- 7 Double Springs
- 8 KMK's Barbershop
- 9 Westmount Animal Clinic



 [View in Google Maps](#)

# Thank you for your interest!

## For More Info.

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