

For Lease

1431B 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

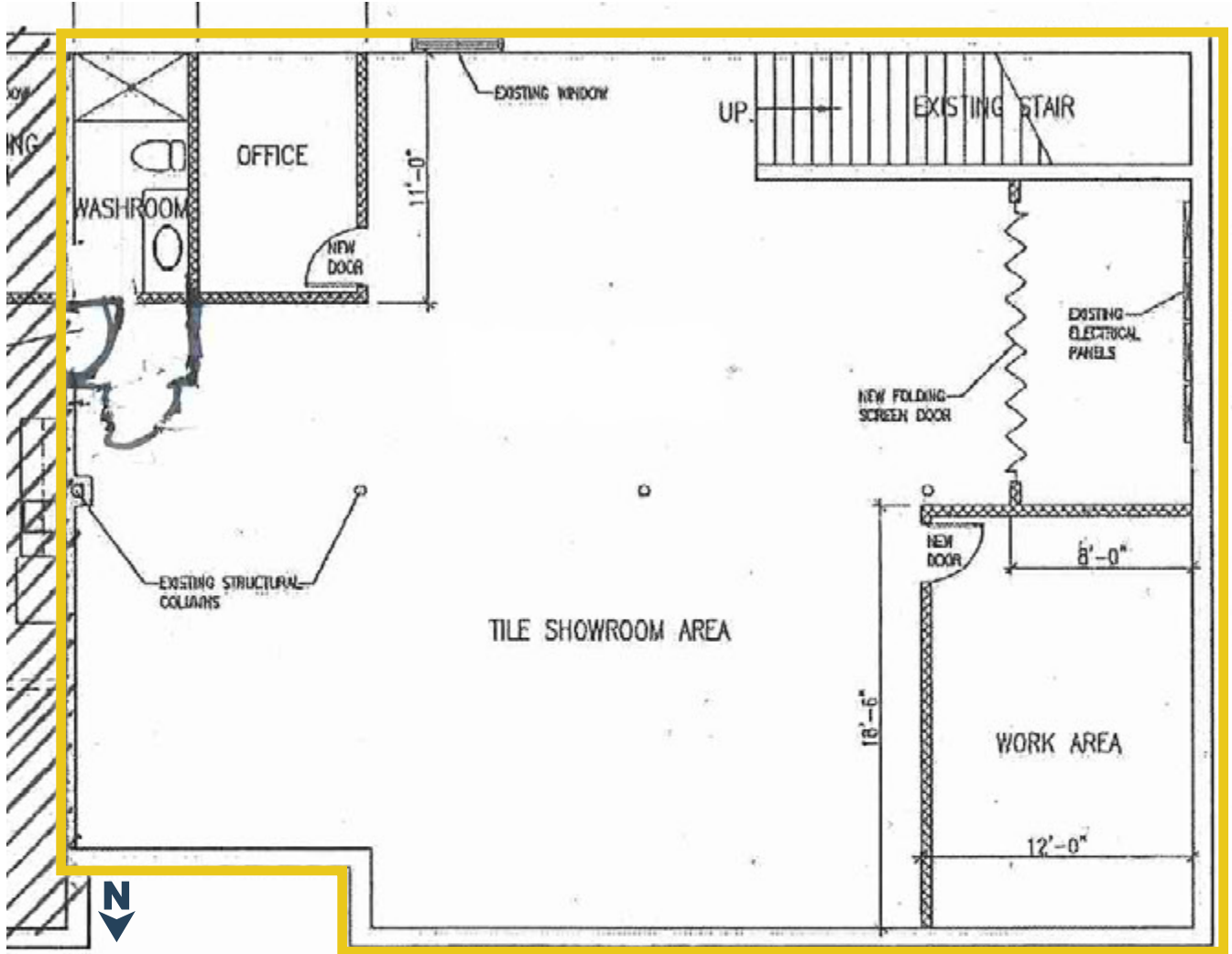
Size Available:	Basement - 1,300 SF
Availability:	Immediately
Net Rate:	Basement : \$2,000/month Gross Rent
Zoning:	C-COR1
Mechanical:	New dedicated HVAC (2020)
Access:	Kensington Road

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 | 1,300 SF



For Lease

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Gallery | Basement





3 Sultans Tent



5 SK Infinite Hair Design

6 Assembly Coworking Space

7 Double Springs

8 KMK's Barbershop

9 Westmount Animal Clinic



Property Location

Thank you for your interest!

For More Info.

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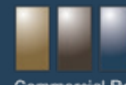
E rwiens@blackstonecommercial.com

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