

# For Lease

204 4<sup>th</sup> Street NE | Calgary, AB



## Demographics



NEIGHBORHOOD  
Bridgeland



POPULATION  
105,681



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$76,268

## Building Details



PARKING  
Ample Paved



YEAR BUILT  
1974



TRAFFIC COUNT

VPD 11,000 | Edmonton TR South @ 1<sup>st</sup> Ave  
VPD 31,000 | 4<sup>th</sup> Ave Flyover @ Edmonton TR

# Blackstone

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

P 403.214.2344

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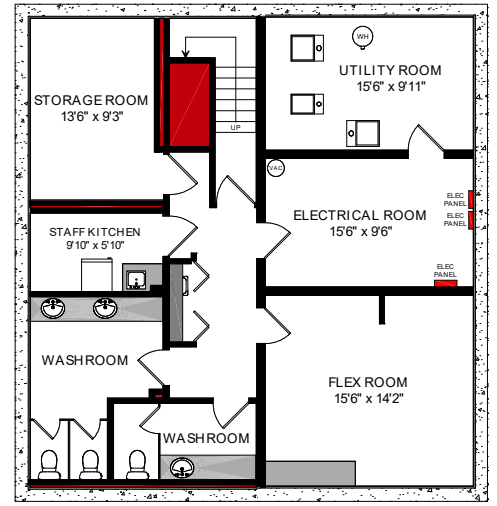
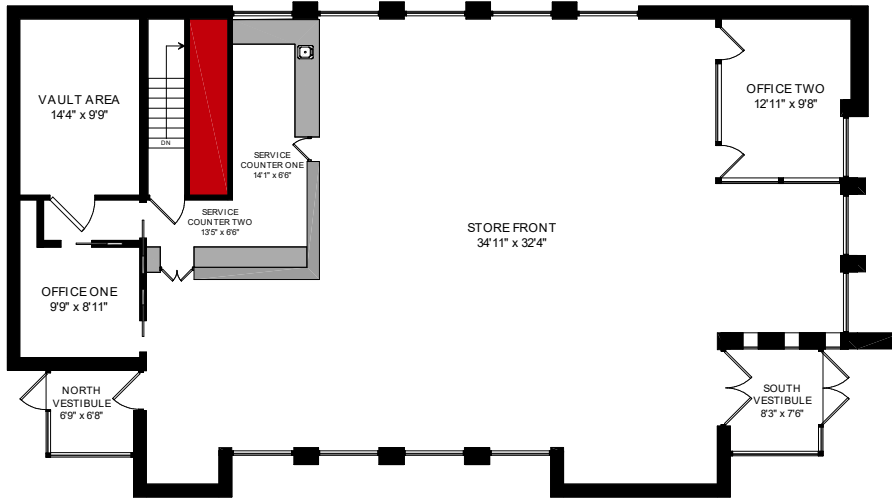
## Property Details

<b>Leasable Area:</b>	3,867 SF Total 2,564 SF Main Floor   1,303 SF Basement
<b>Legal:</b>	Plan 9720676, Block 5, Lots 2 & 3
<b>Availability:</b>	Immediately
<b>Net Rate:</b>	Market
<b>Property Tax:</b>	\$8.00 PSF (Est.)
<b>Op Costs:</b>	\$5.00 PSF (Est.)
<b>Zoning:</b>	MU-2 f4.0H34
<b>Parking:</b>	Abundant

## Highlights

- Stand-alone building on Edmonton Trail in the heart of trendy Bridgeland and a short walk to Downtown Calgary.
- Kitty-corner from Minto's new sold out 186 unit Era Development.
- Main level consists of 2 vestibules, 2 offices, 2 service counters, shop. Basement has washrooms, kitchen, storage, utility and flex rooms.

# Site Plan





Property Location

- |   |                                 |    |                    |
|---|---------------------------------|----|--------------------|
| 1 | Calgary Italian Cultural Centre | 6  | Blush Lane Organic |
| 2 | Benevity                        | 7  | YYC Crossfit       |
| 3 | Centex                          | 8  | Blue Star Diner    |
| 4 | Lukes Drugmart                  | 9  | OEB Breakfast      |
| 5 | Villa Firenze                   | 10 | Subway             |
|   |                                 | 11 | Village Ice Cream  |

# Thank you for your interest!

## For More Info.

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