

# For Lease

1212 1 Street SE | Calgary, AB

## Victoria Square



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Beltline



POPULATION  
111,352



MEDIAN AGE  
37.9



HOUSEHOLD INCOME  
\$76,594

### Building Details



PARKING  
Available



YEAR BUILT  
1978



TRAFFIC COUNT

21,000 VPD | 1 Street & 12 Avenue SE  
23,000 VPD | Macleod & 13 Avenue SE

# Blackstone

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

📞 403.214.2344

[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

**Size Available:** Suite 110 | 1,257 SF *retail*  
Suite 208 | 1,447 SF *office*

**Op Costs:** Suite 110 | \$11.20 PSF  
Suite 208 | \$15.20 PSF

**Net Rent:** Market

**Occupancy:** Immediately

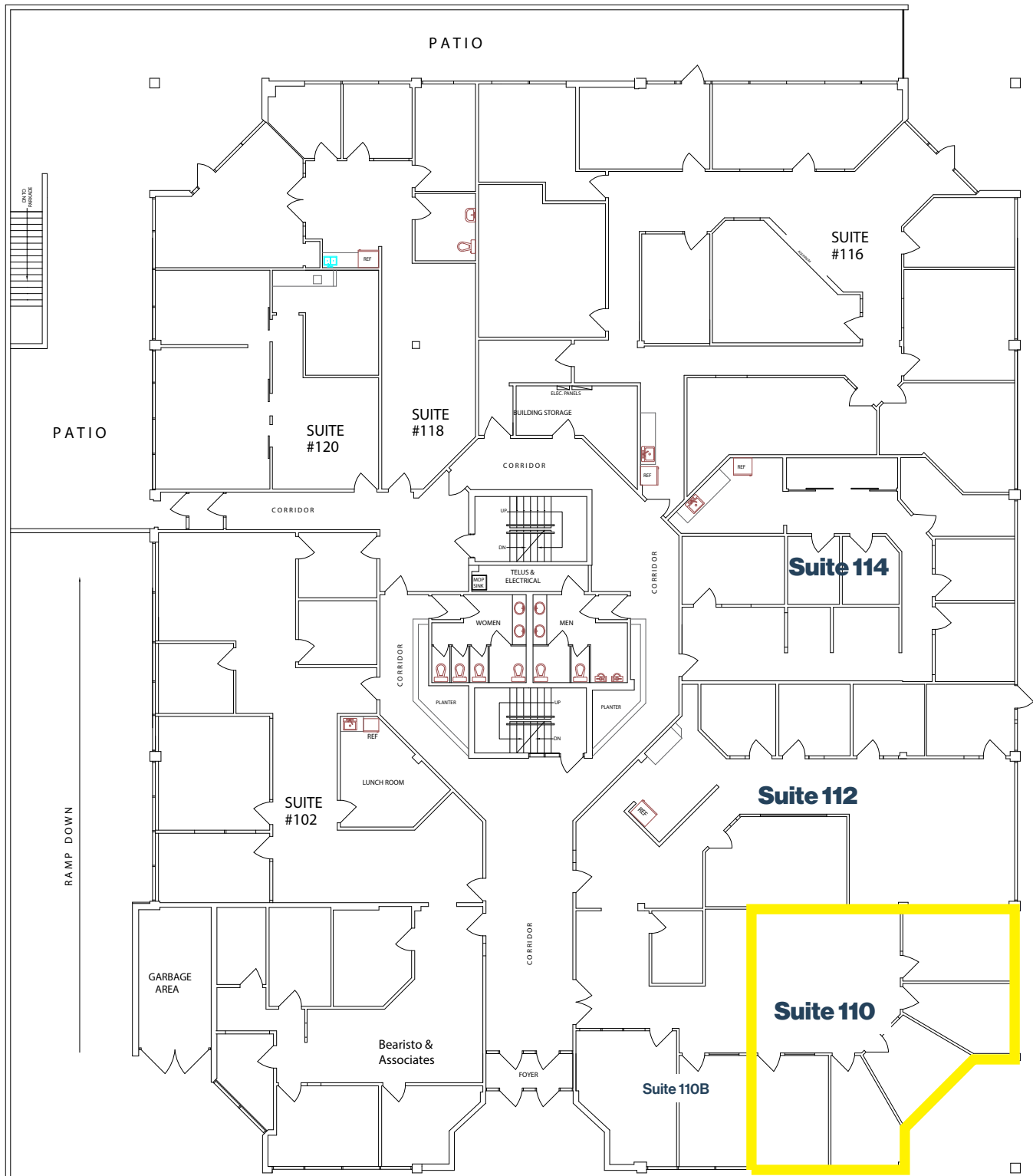
**Term:** 5-year

**Parking:** \$300/month underground

### Highlights

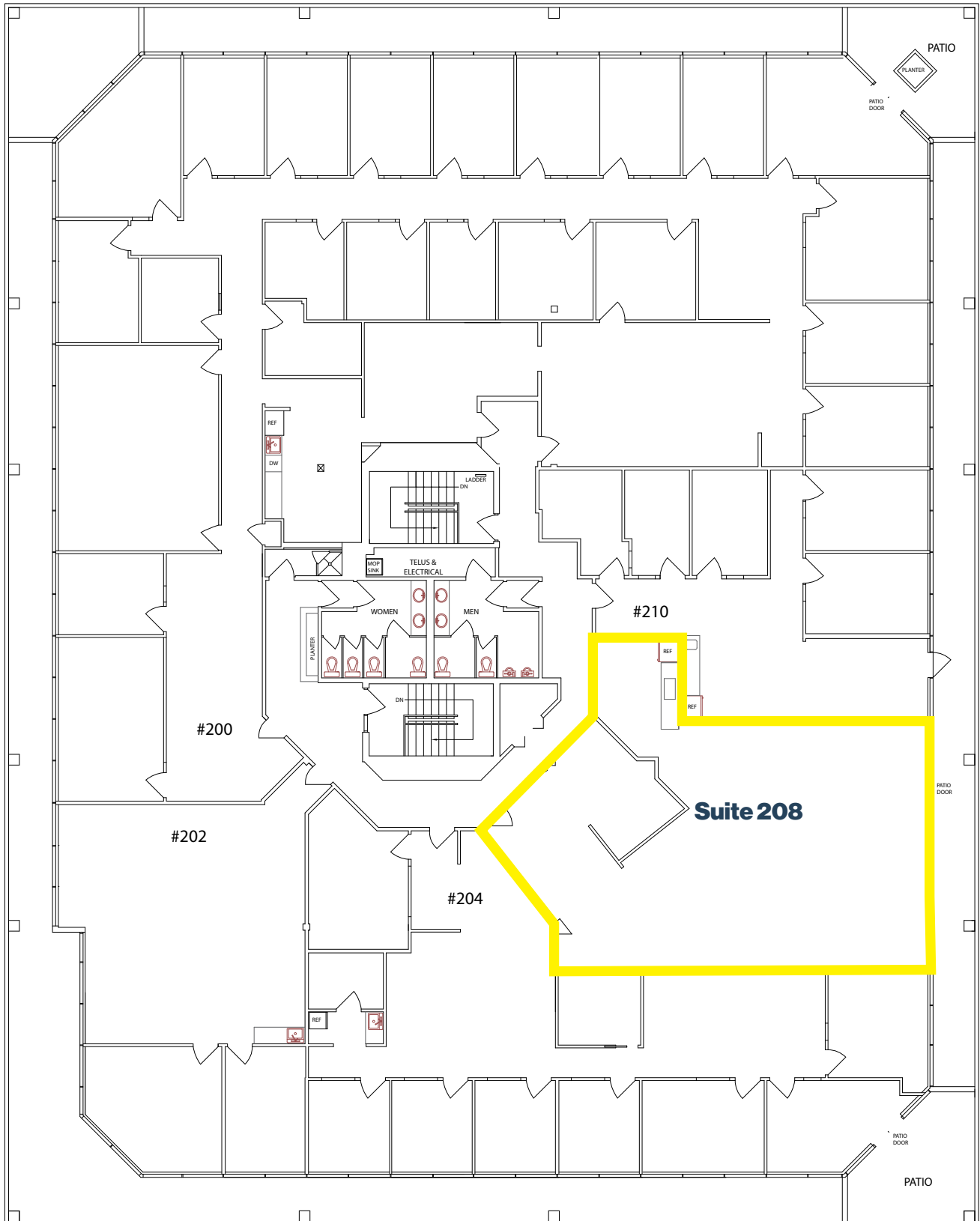
- This two-story commercial property presents a premier retail and office leasing opportunity.
- Enjoy exceptional exposure to MacLeod Trail, featuring excellent visibility and convenient street-front walk-up access.
- Perfect for a restaurant or café, featuring potential for a charming private outdoor patio alongside MacLeod Trail. Alternatively, ideal for a daycare, offering a secure, private gated courtyard.
- Experience continuous foot traffic, surrounded by several high-rise condominium buildings.
- Contact us today to discover more and secure your place.

# Floor Plan Main



**Option to demise Suite 110**

# Floor Plan Second





Subject Property



Private Outdoor Space



Underground Parkade



Potential Private Patio



# Thank you for your interest!

## For More Info.

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