

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

P 403.214.2344

blackstonecommercial.com

Property Details

Size Available: Suite 110 | 2,178 SF (can be demised to 1,100 SF)
Suite 112 | 1,883 SF
Suite 114 | 1,509 SF **LEASED**
Contiguous up to 4,061 SF
Suite 208 | 1,447 SF

Op Costs: \$15.20 PSF

Net Rent: Market

Occupancy: Immediately

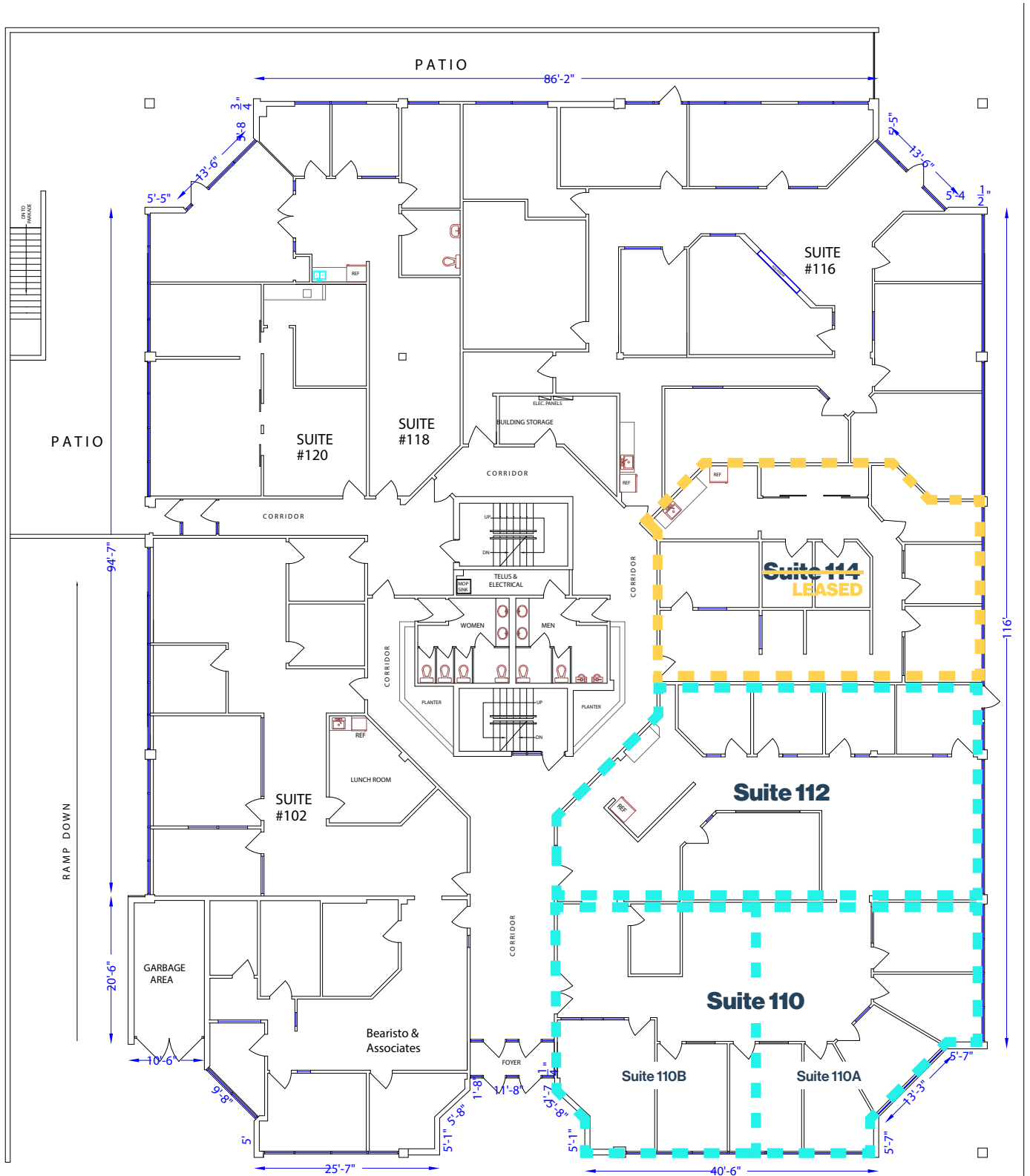
Term: 5-year

Parking: \$300/month underground

Highlights

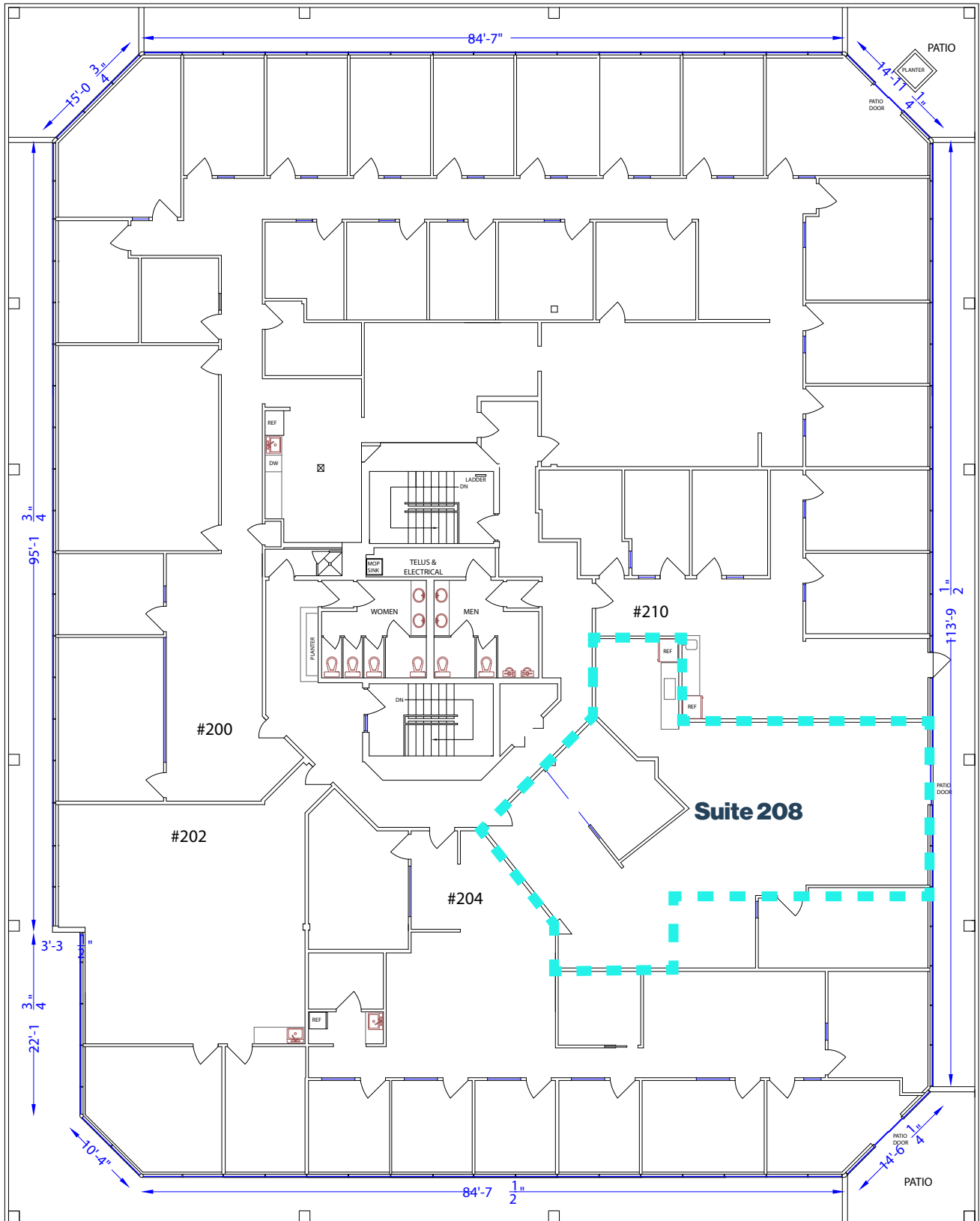
- This two-story commercial property presents a premier retail and office leasing opportunity.
- Enjoy exceptional exposure to MacLeod Trail, featuring excellent visibility and convenient street-front walk-up access.
- Perfect for a restaurant or café, featuring potential for a charming private outdoor 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



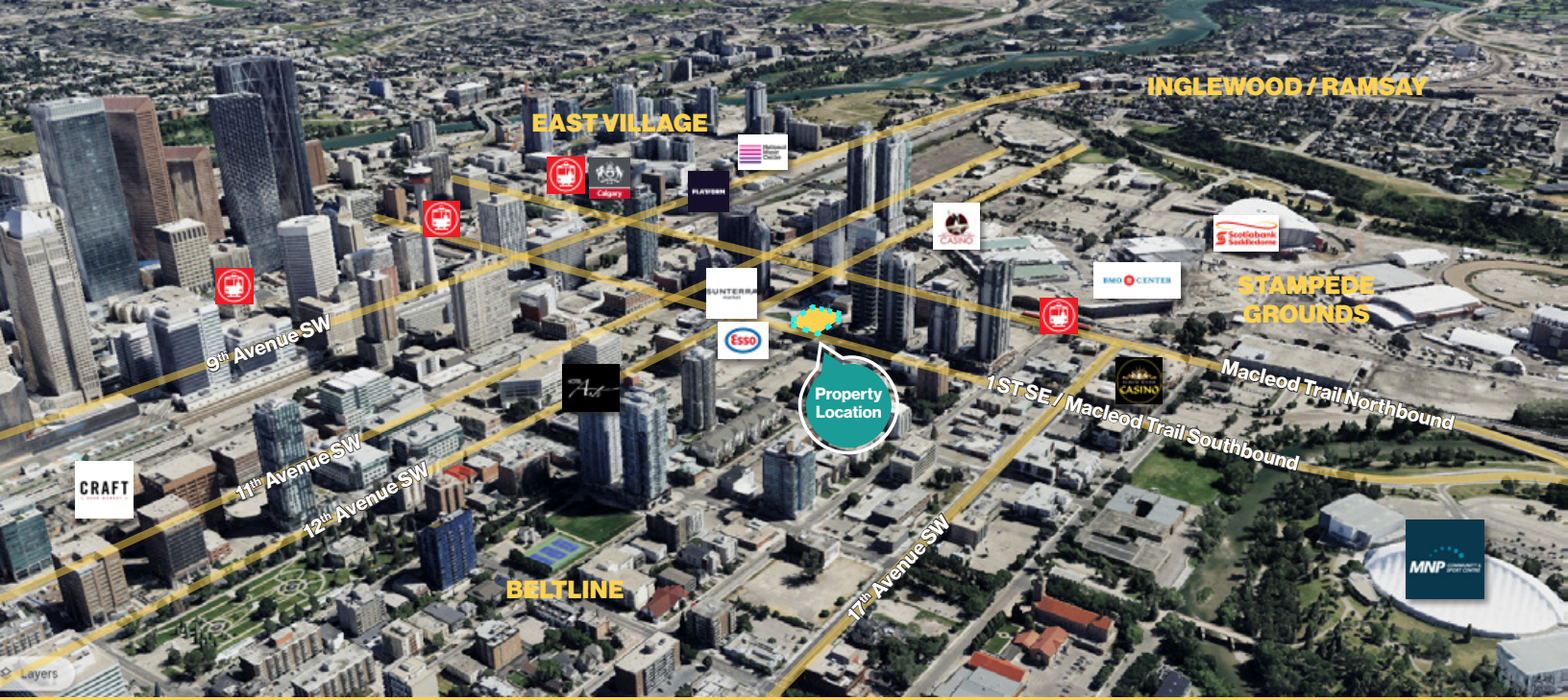
Private Outdoor Space



Underground Parkade



Potential Private Patio



Thank you for your interest!

For More Info.

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