

For Lease

214 4 Street NE | Calgary AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Bridgeland



POPULATION
105,516



MEDIAN AGE
38.2



HOUSEHOLD INCOME
\$76,299

Building Details



PARKING
8 Stalls



YEAR BUILT
1900



TRAFFIC COUNT

11,000 VPD | 4 Street & 1 Avenue NE
23,000 VPD | Edm TR & 5 Avenue NE

Blackstone

Unit A210, 9705 Horton Road SW
Calgary, Alberta, T2V 2X5
P 403.214.2344

blackstonecommercial.com

Vintage Bridgeland Gem

Property Details

Size Available:	465± SF
Net Rate:	Market
Op Costs:	\$15.48 PSF (est.)
Parking:	Surface Stalls
Zoning:	C-COR2

Highlights

- Stand-alone building on Edmonton Trail in the heart of trendy Bridgeland and a short walk to Downtown Calgary
- Single storey
- Adjacent from Minto's new sold out 186 unit Era Development
- Located on southbound Edmonton Trail
- Nearby high density residential population
- Close to parks and river pathway





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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