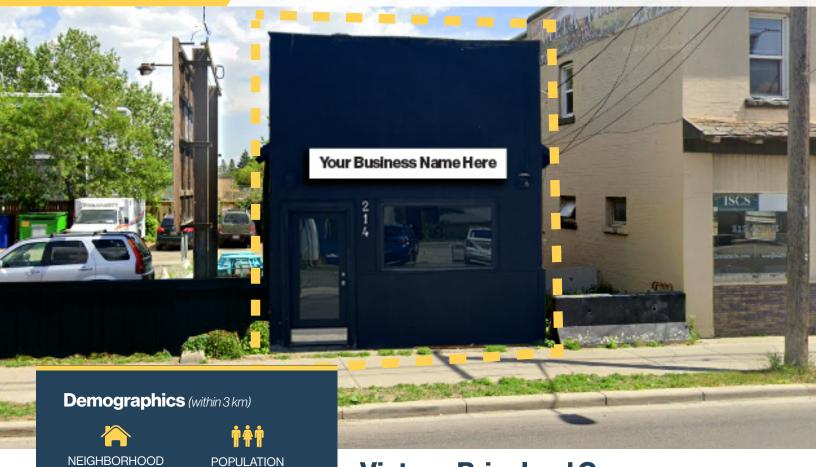
## **For Lease**

### 214 4 Street NE | Calgary AB



141

**Bridgeland** 

MEDIAN AGE

105,516

\$\$

HOUSEHOLD INCOME **\$76,299** 

### **Building Details**



PARKING 8 Stalls



YEAR BUILT



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 Brigeland Gem

#### **Property Details**

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

#### **Highlights**

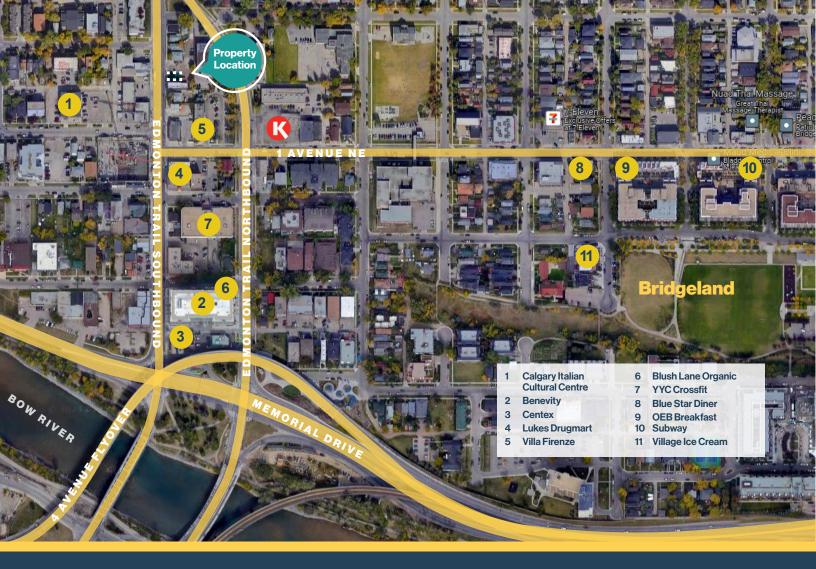
- Stand-alone building on Edmonton Trail in the heart of trendy Bridgeland and a short walk to Downtown Calgary
- Single storey
- Adjacent from Minto's new sold out 186 unit Era Development
- Located on southbound Edmonton Trail
- Nearby high density residential population
- Close to parks and river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











# Thank you for your Interest!

#### For More Info.

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Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

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