

Blackstone

For Lease

123 4 Street NE | Calgary AB

High-Visibility Retail Opportunity in Bridgeland



MEMORIAL DRIVE

4 STREET NE

1 AVENUE NE

Vibrant Bridgeland - New Retail Podium

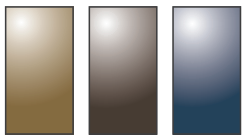
Large Patio Opportunity • Ample Parking Nearby



Patio Opportunity

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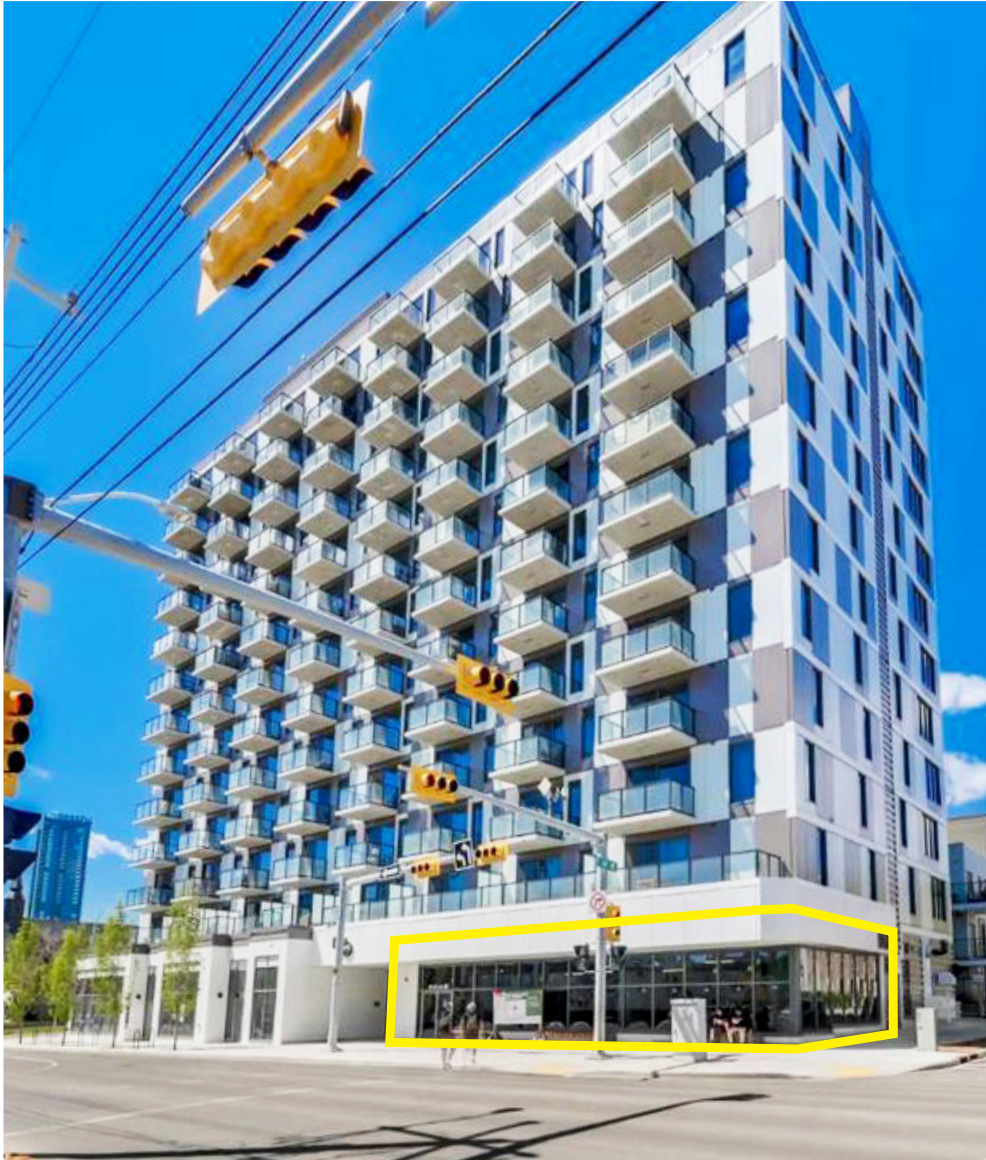


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Property Details

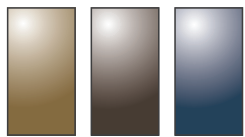
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Size	Unit 1: 1,900± SF
Lease Rate	Market
Op Costs	TBD
Zoning	DC
Parking	Ample Nearby
Building	13-Storey Residential with Retail on Main
Year Built	2023

- New condo high-rise with retail podium
- 3 minutes from Downtown core
- Can accommodate a 750+ SF outdoor patio
- 186 residential units
- Up-to 13,000 Vehicles per day
- Located on southbound Edmonton Trail
- Nearby high-density residential population
- Close to parks and river pathway

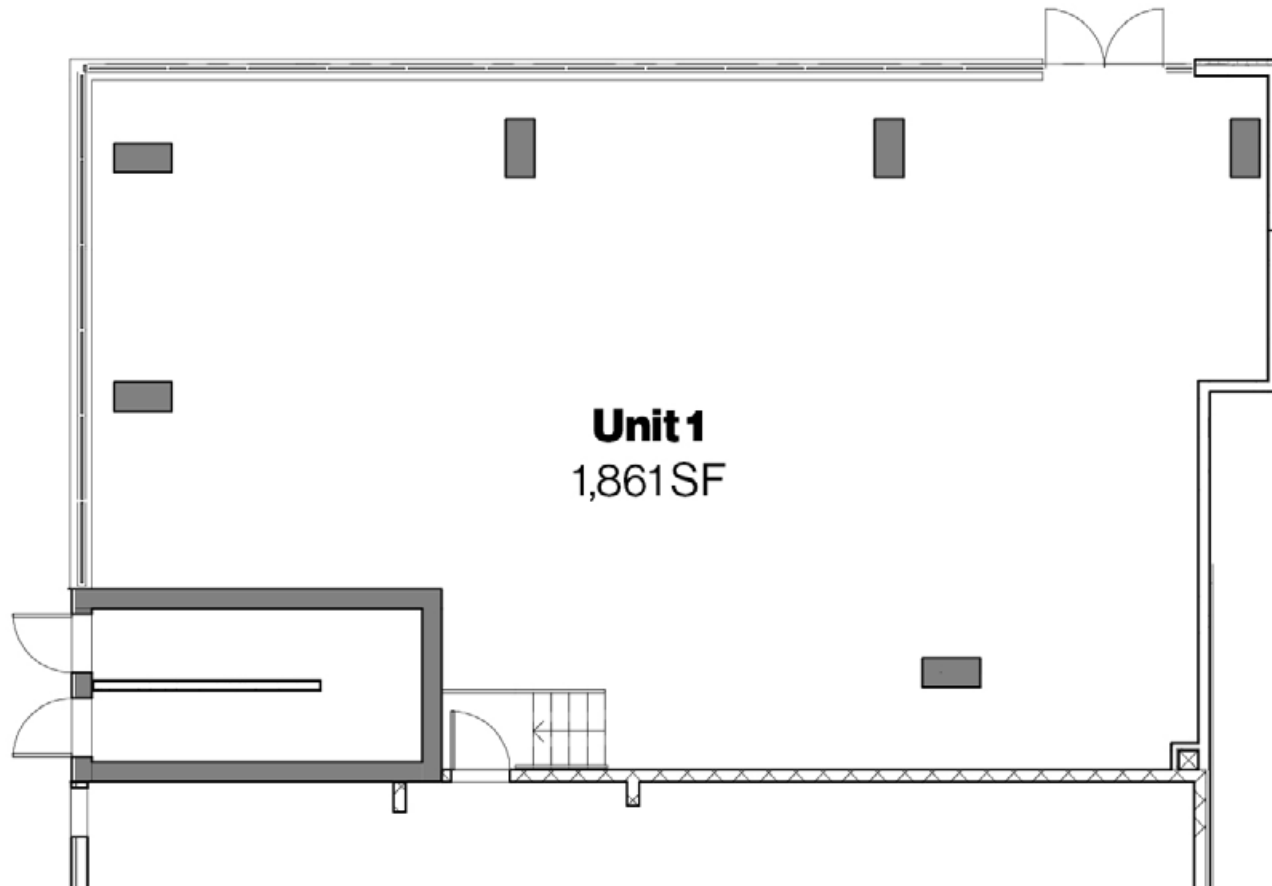


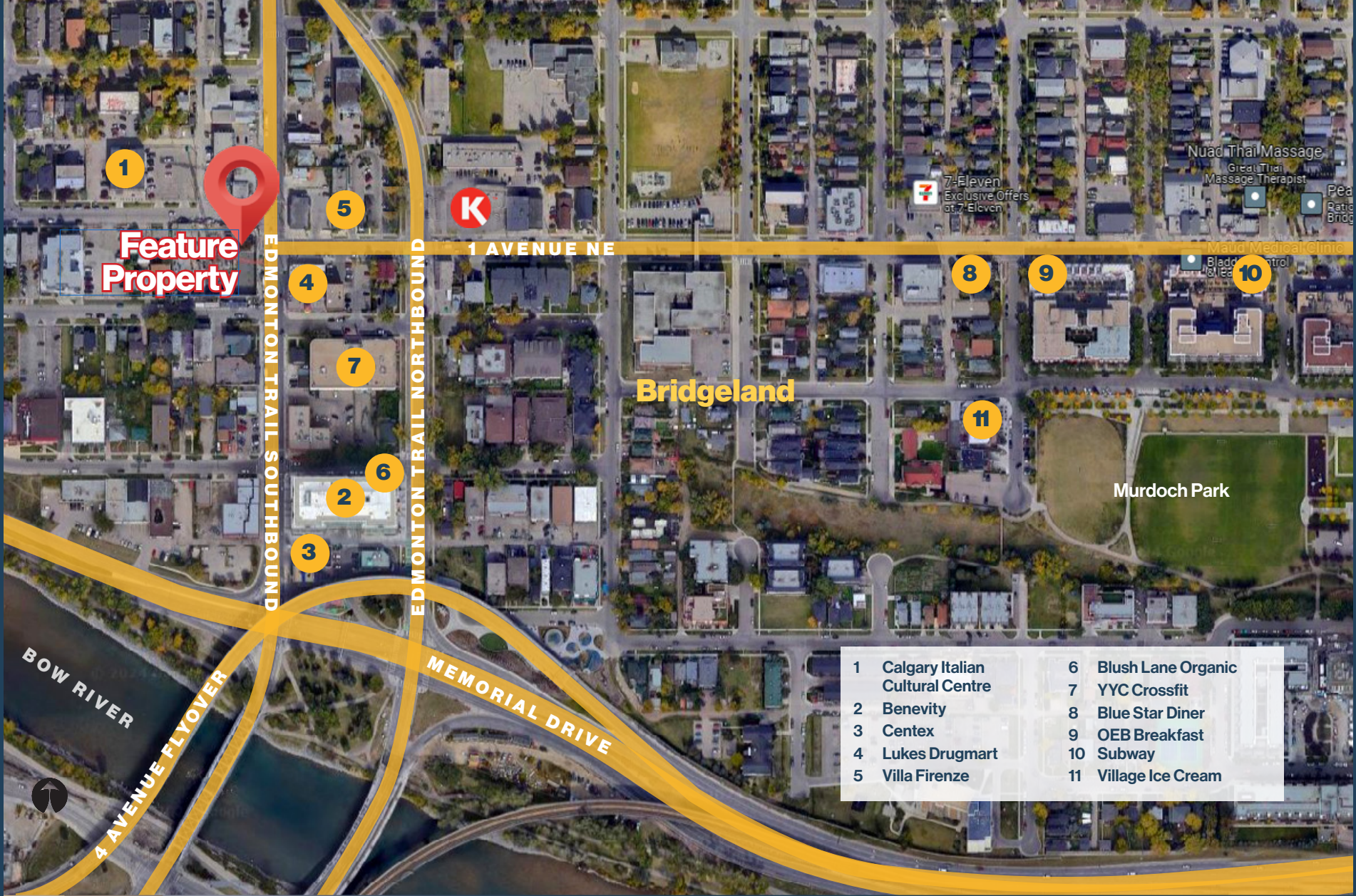
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Floor Plan

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Feature Property

Bridgeland

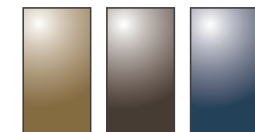
Murdoch Park

- | | | | |
|---|---------------------------------|----|--------------------|
| 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 |

 NEIGHBORHOOD Bridgeland	 POPULATION 3KM 106,620	 MEDIAN AGE 38.2	 HOUSEHOLD INCOME \$76,284	 TRAFFIC COUNT 13,000 VPD 4 Street & Meredith Road 31,000 VPD 4 Ave Flyover & Memorial
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Thank you for your Interest



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For more information, please contact one of our Associates.