

Blackstone

For Lease

123 4 Street NE | Calgary AB

High-Visibility Retail Opportunity in Bridgeland



123 4 Street NE, Calgary AB

High-Visibility Retail Opportunity in Bridgeland

KEY FEATURES

- New condo high-rise with retail podium
- 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
- Easy walk to Downtown

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



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9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

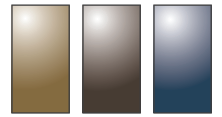
P 403.214.2344

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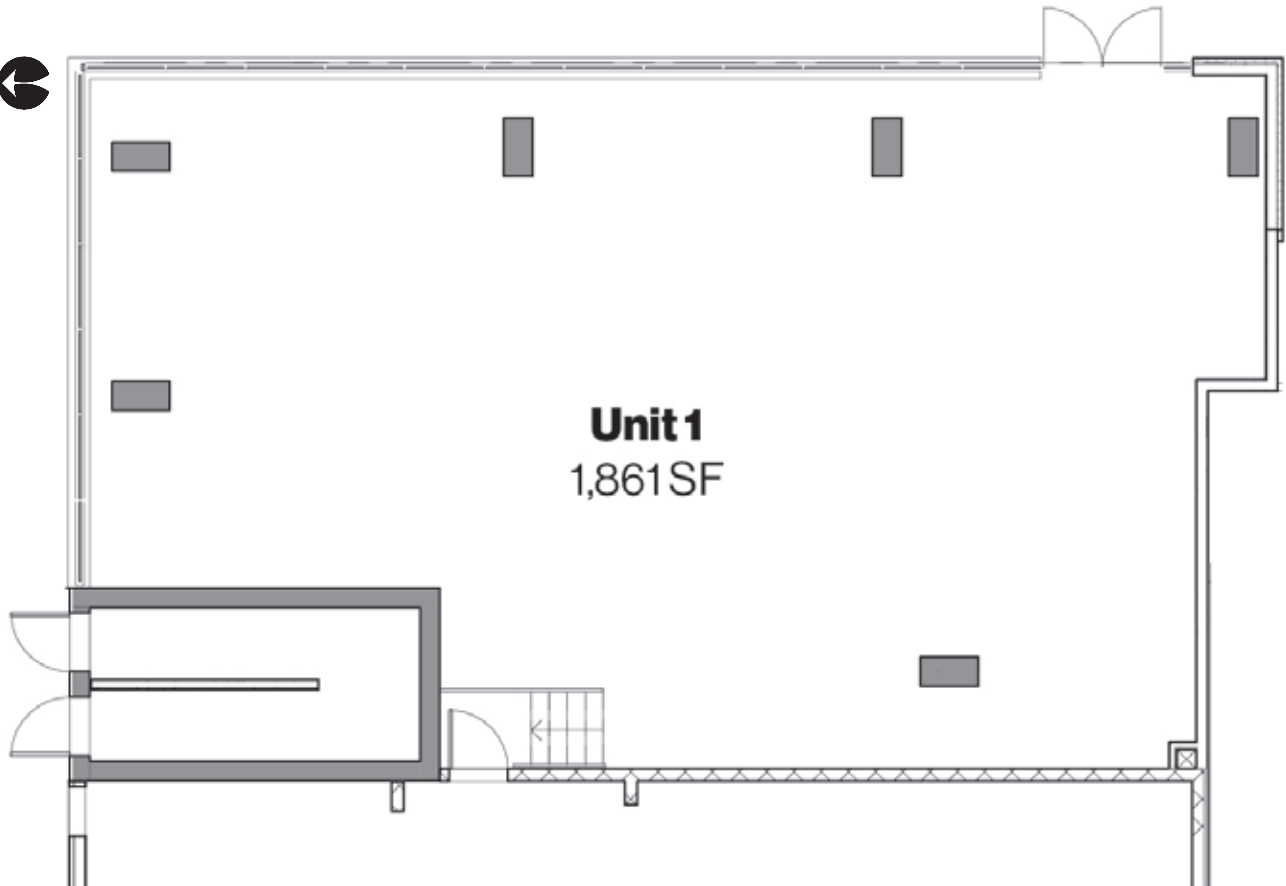
New Build Retail Opportunity



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**Ready for a 750+ SF
wrap-around outdoor
patio space**



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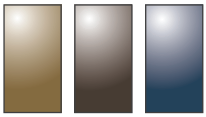
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New Build Retail Opportunity




- | | | | |
|---|---------------------------------|----|--------------------|
| 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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For more information, please contact one of our Associates.

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