

Blackstone

For Lease

Unit 101 - 123 4 Street NE | **Unit 103** - 151 4 Street NE | Calgary AB

High-Visibility Retail Opportunity in Bridgeland

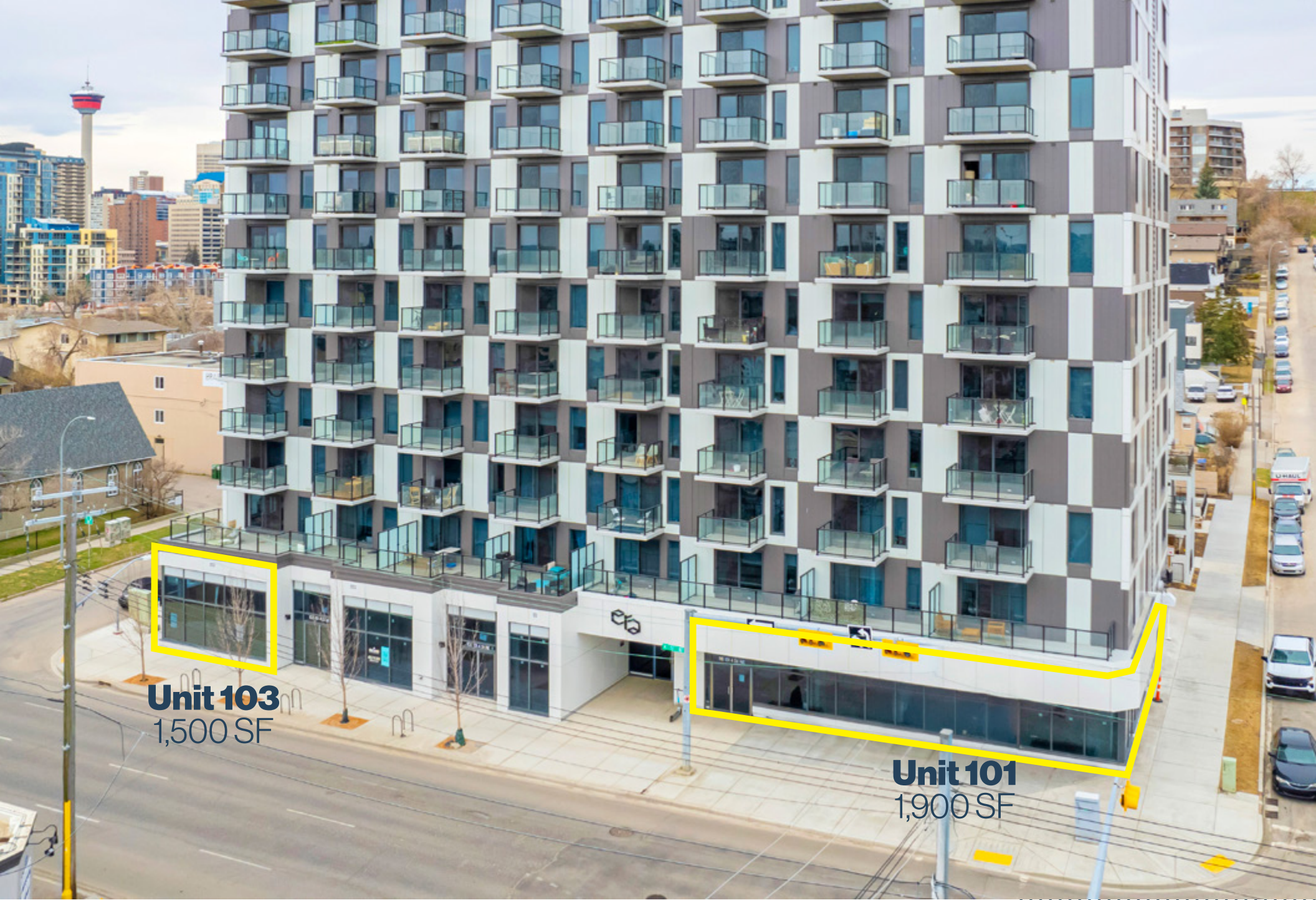


MEMORIAL DRIVE

4 STREET NE

1 AVENUE NE

Vibrant Bridgeland - New Retail Podium
Large Patio Opportunity • Ample Parking Nearby



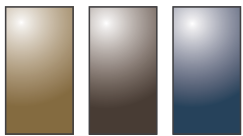
Unit 103
1,500 SF

Unit 101
1,900 SF

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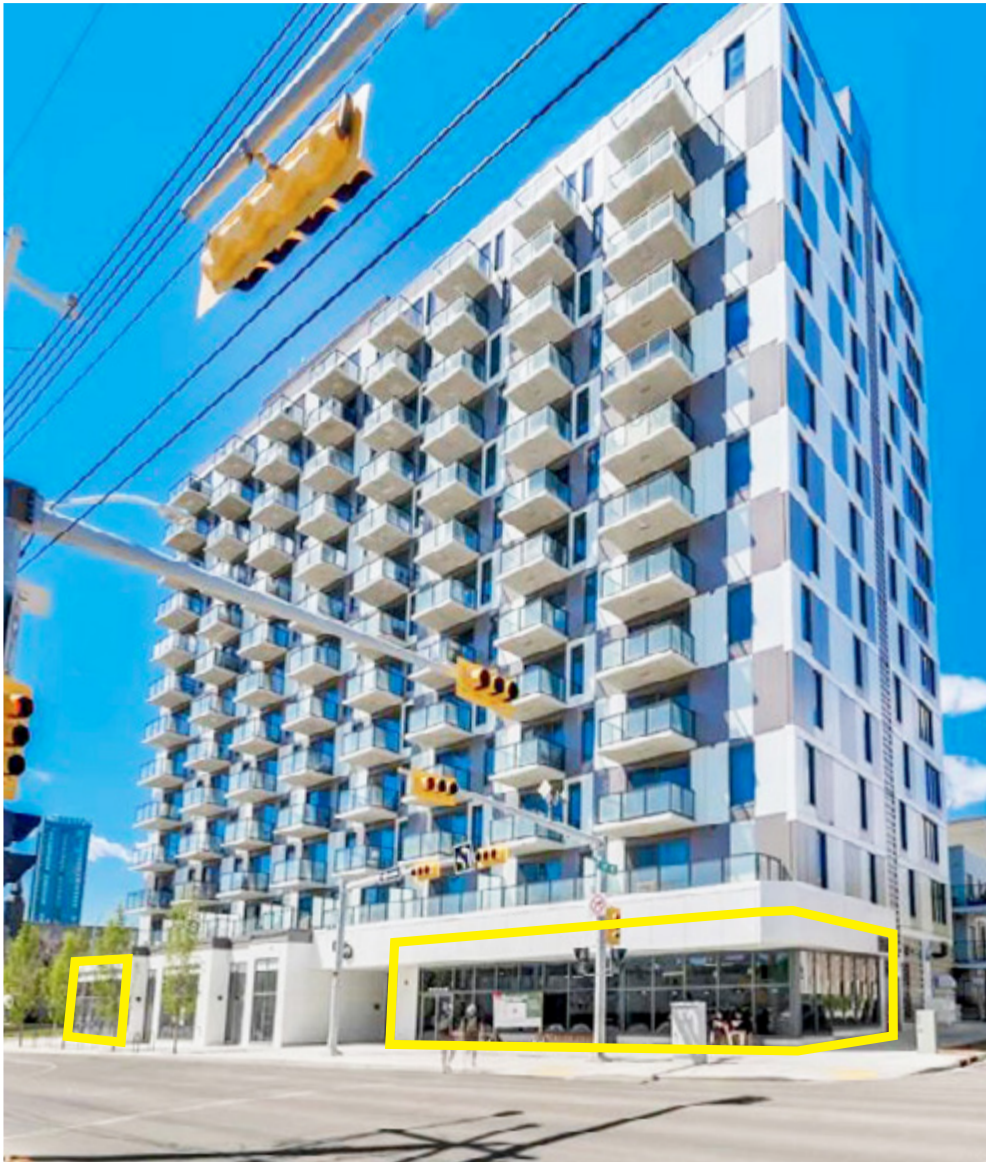


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Property Details

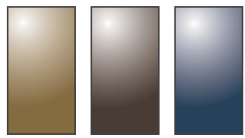
123 4 Street NE | Calgary AB

High-Visibility Retail Opportunity in Bridgeland



| | |
|-------------------|--|
| Size | Unit 101: 1,861± SF Unit 103: 1,500± 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

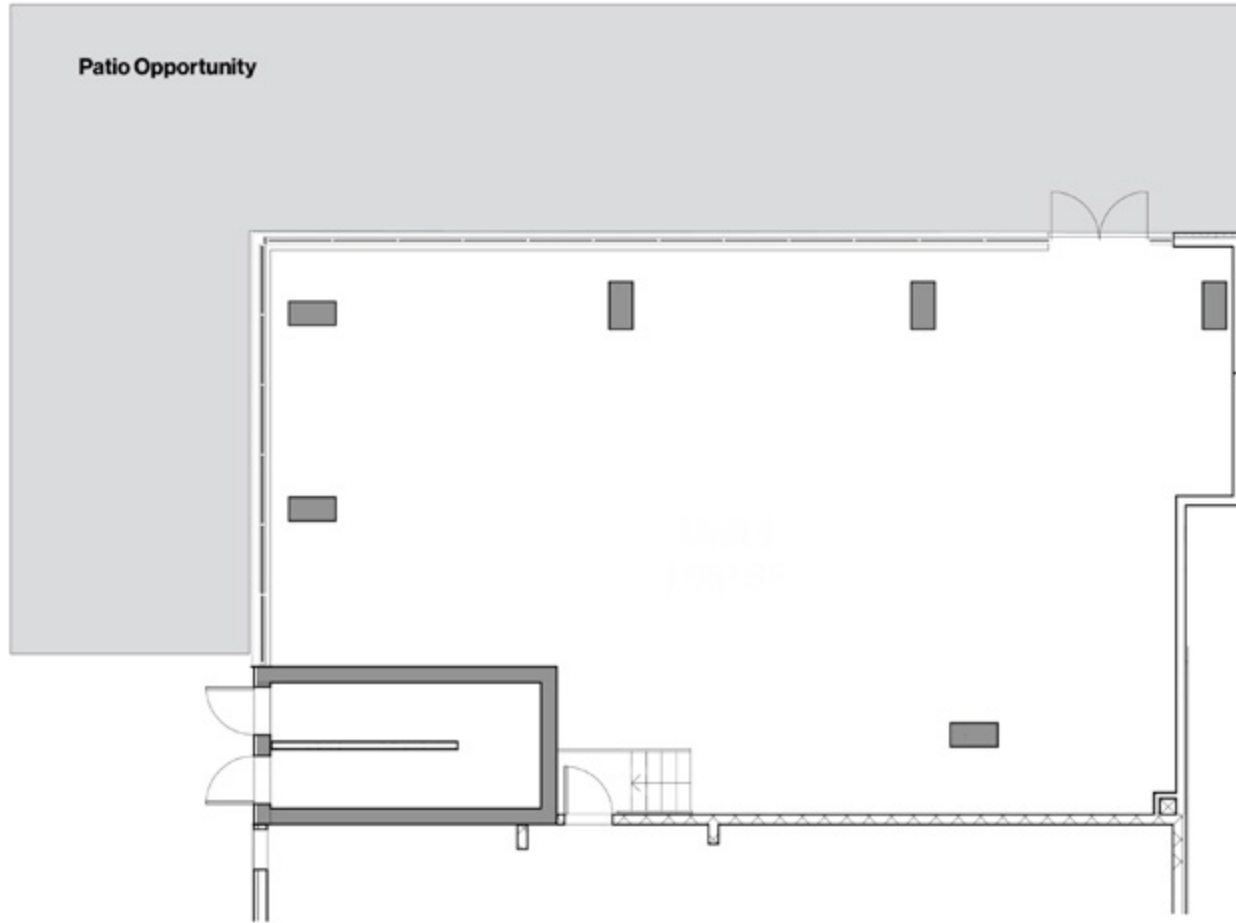


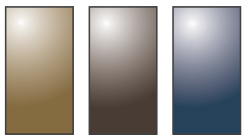
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Floor Plan

Unit 101 - 123 4 Street NE | Calgary AB

1,861 SF



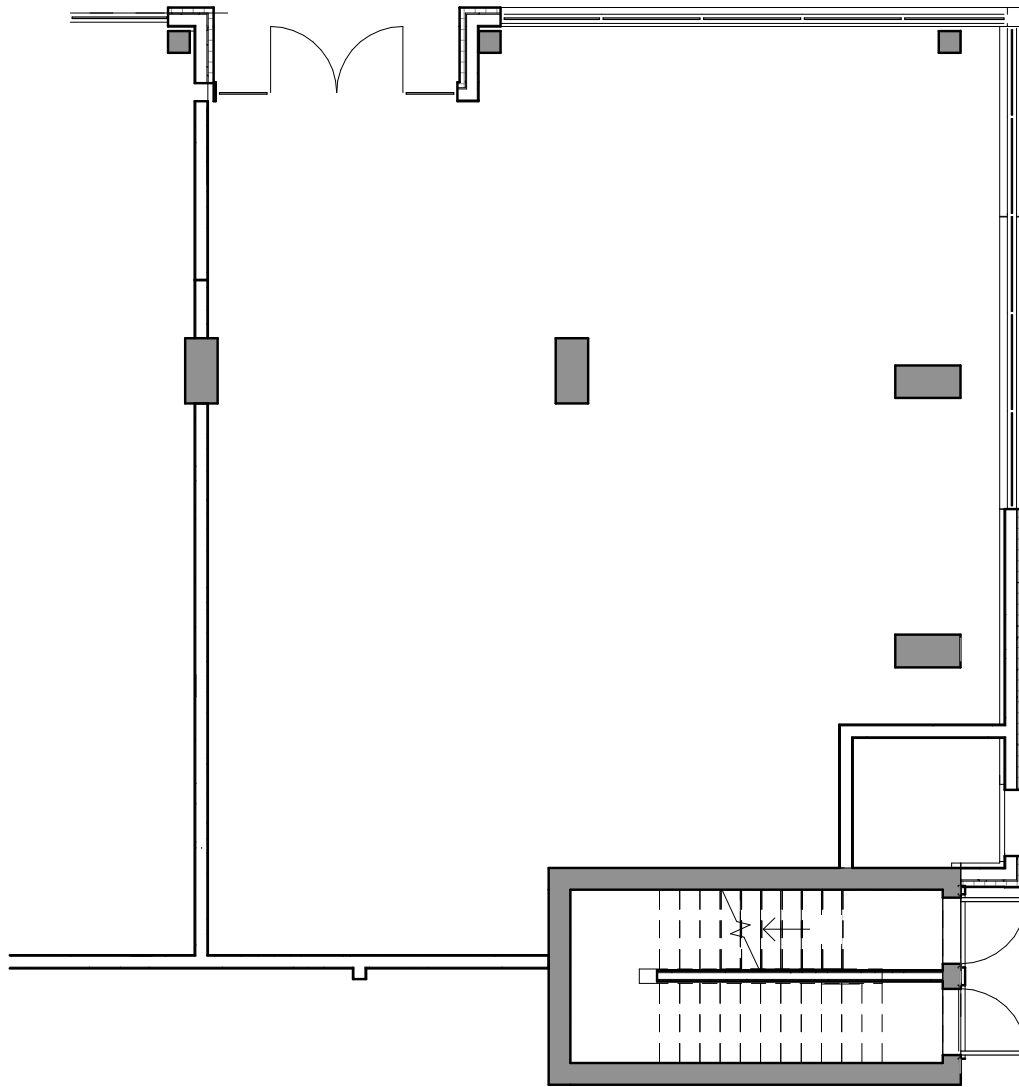


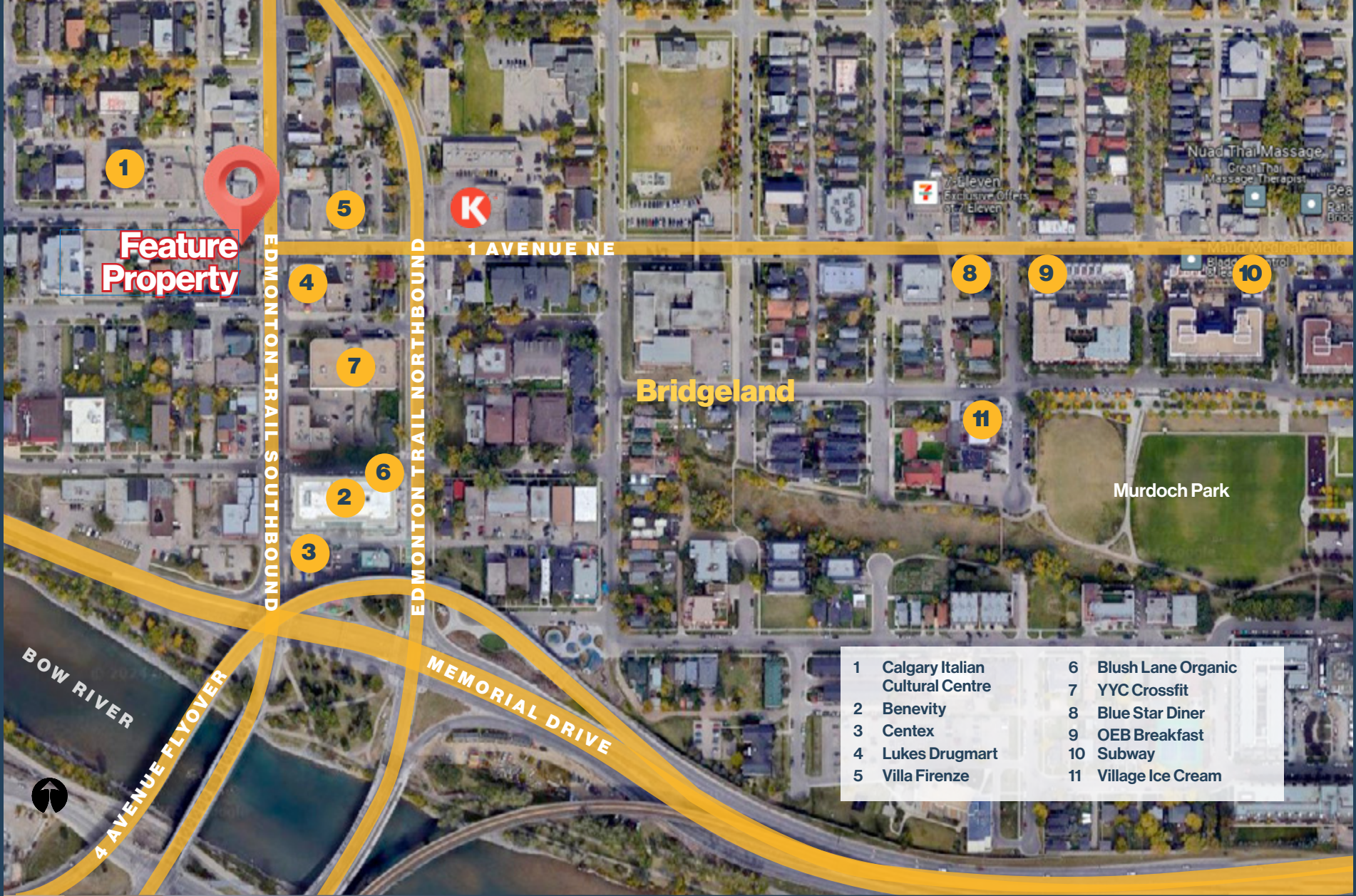
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Floor Plan

Unit 103 - 151 4 Street NE | Calgary AB

1,500 SF





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

Mahmud Rahman VP /Associate

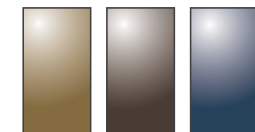
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Thank you for your Interest



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For more information, please contact one of our Associates.