

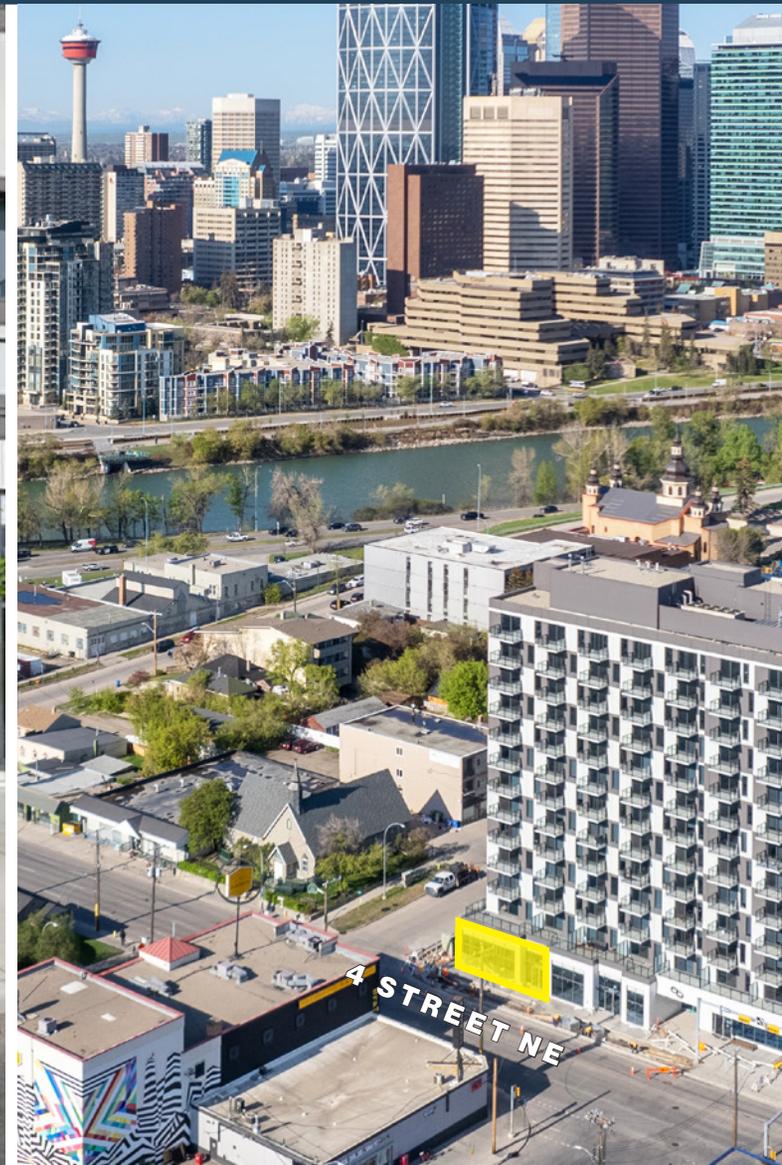


Blackstone
Commercial Real Estate Services Inc.

For Lease

Unit 103 - 151 4 Street NE | Calgary AB

High-Visibility Retail/Office Opportunity in Bridgeland



Mahmud Rahman *Principal /Associate*

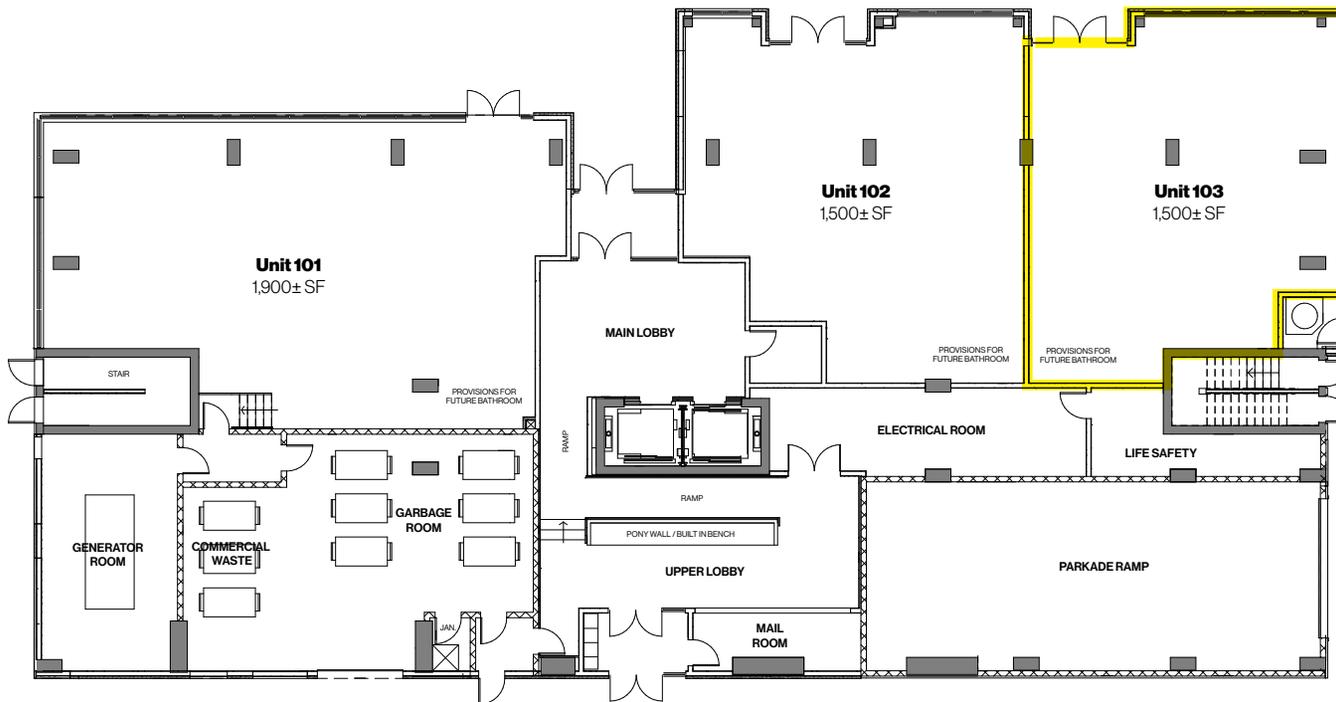
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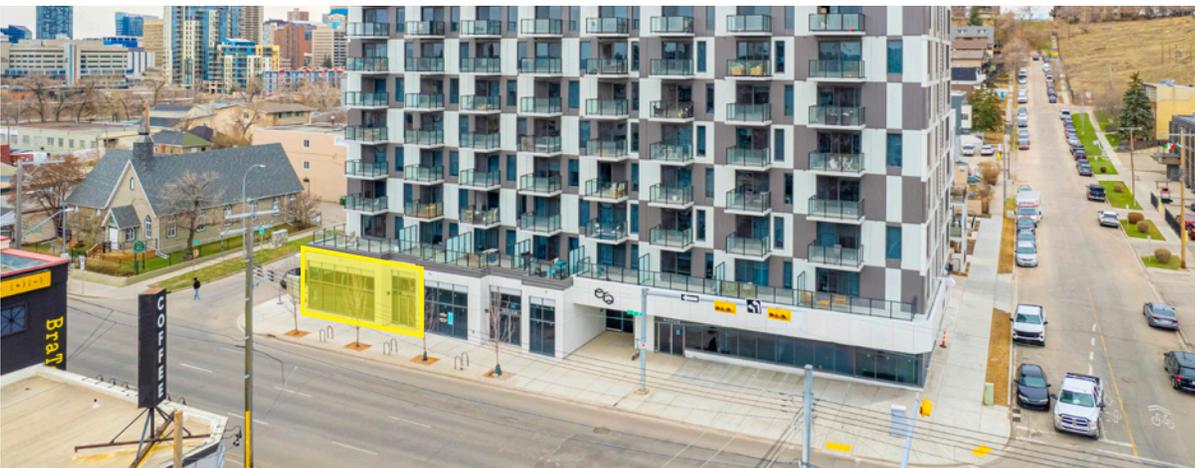
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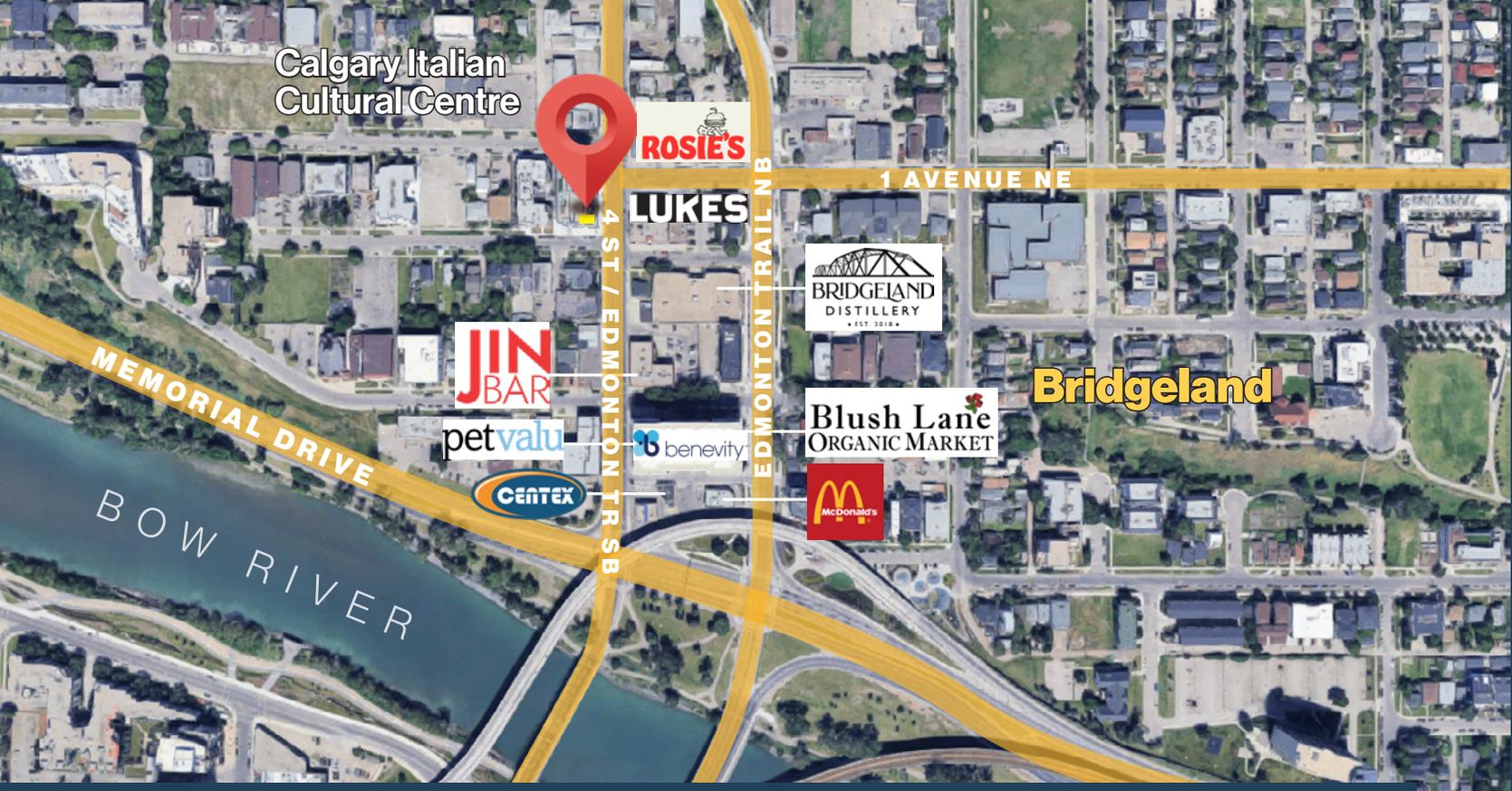
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Size	Unit 103: 1,500± SF
Lease Rate	Market
Op Costs	\$17 psf (Est. 2025)
Zoning	DC
Parking	Ample Nearby
Building	13-Storey Residential with Retail on Main
Year Built	2023

- 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
- Easy walk to Downtown





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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