

**Blackstone**

# For Lease

2220 20 Avenue NW | Calgary, Alberta

Single-Storey Retail in Banff Trail



## 2220 20 Avenue NW, Calgary AB

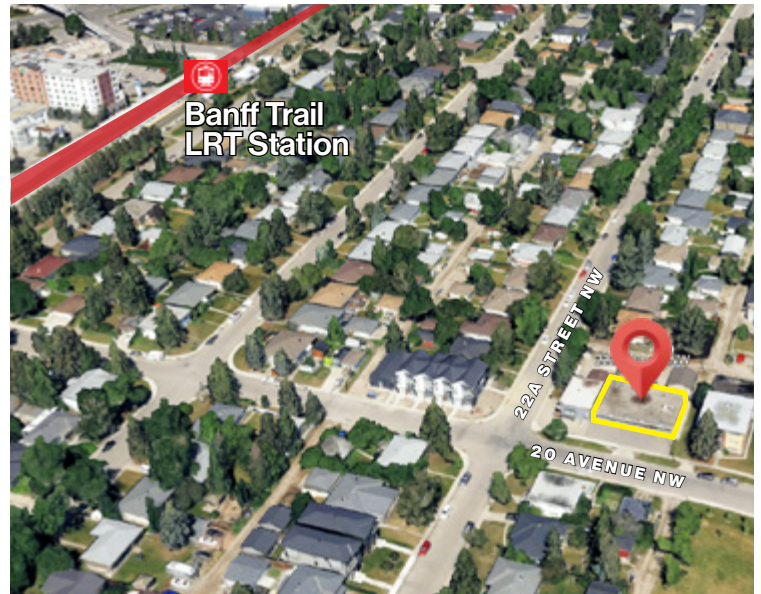
Single-Storey Retail, Situated in Banff Trail - Minutes from LRT

### HIGHLIGHTS

- Well-maintained with regular maintenance
- Garages located in Back Lane
- Situated minutes from Banff Trail LRT

### PROPERTY DETAILS

Unit Size	1,477 SF Available
Building Size	3,712 SF
Net Rate	Market
Op Costs	\$12.00 PSF
Built	1961
Zoning	CN-2 Commercial
Construction	Wood Frame
Parking	Surface + Garages



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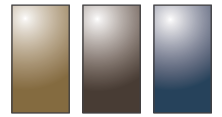
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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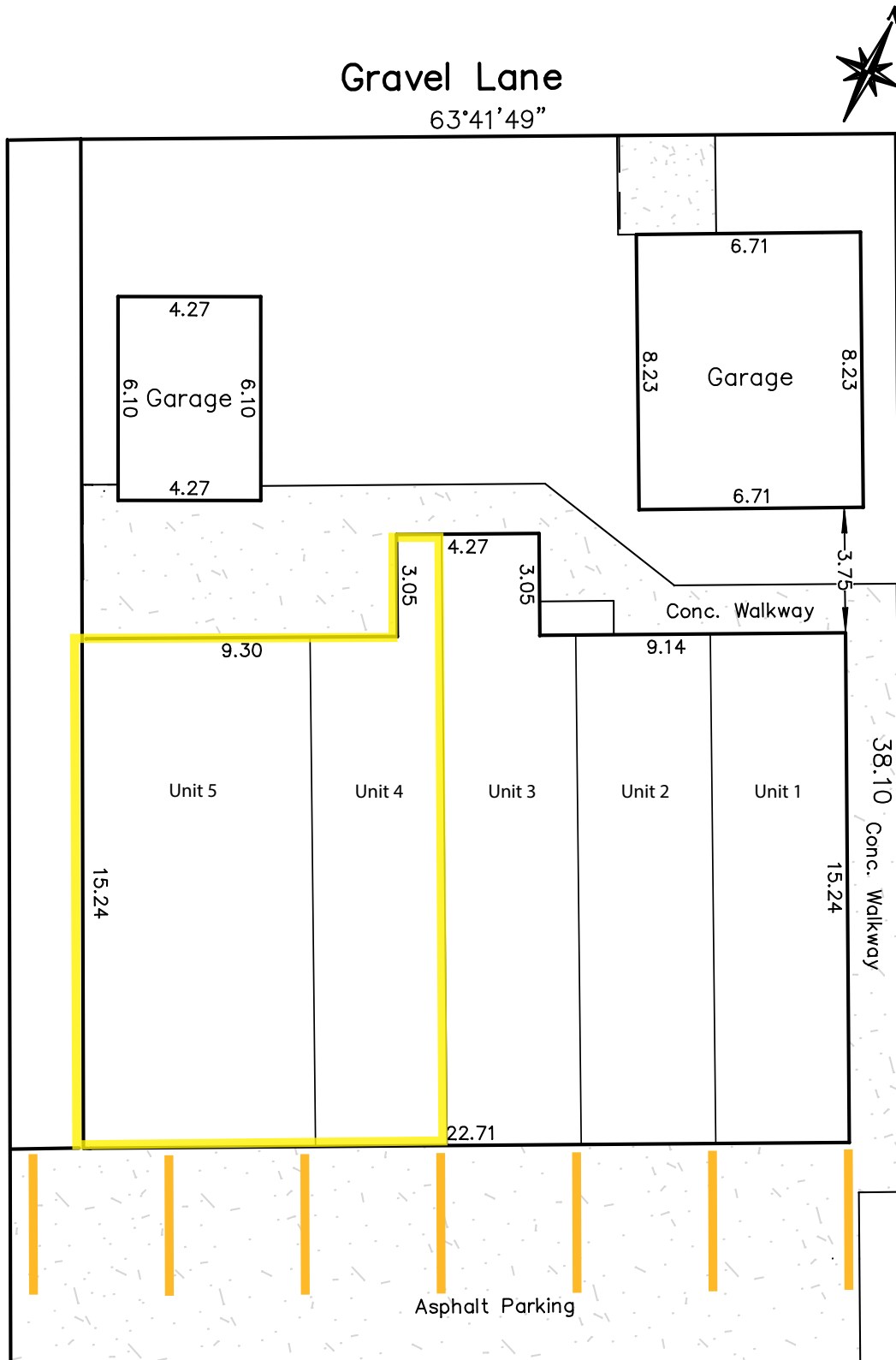
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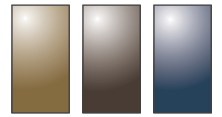
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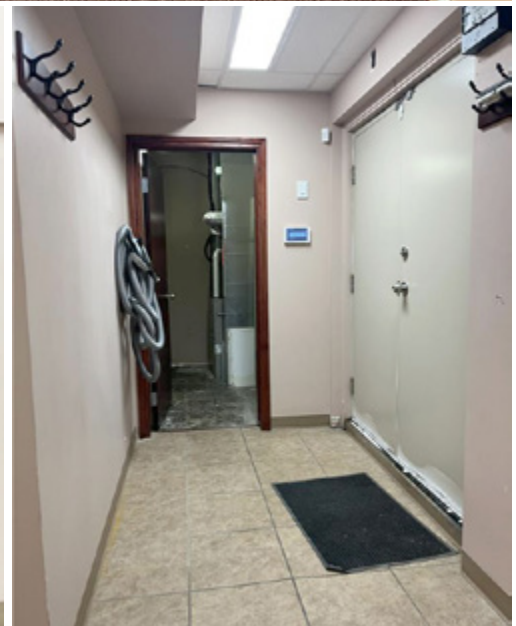
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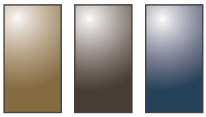
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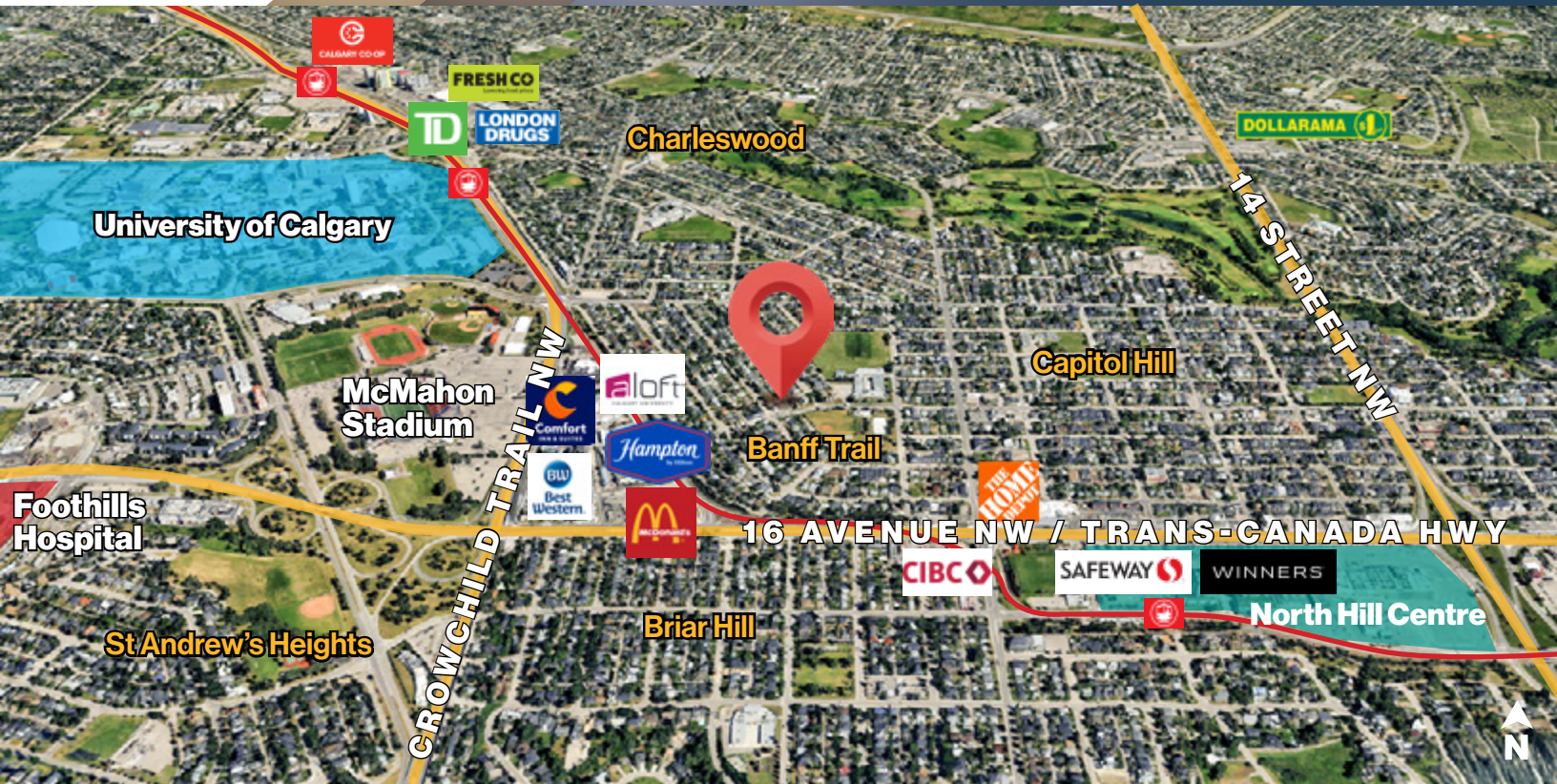


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 **NEIGHBORHOOD**  
Banff Trail

 **POPULATION**  
68,564

 **MEDIAN AGE**  
38.4

 **HOUSEHOLD INCOME**  
\$91,661

 **TRAFFIC COUNT**  
11,000 VPD | 24 Ave & 22 St NW



[BlackstoneCommercial.com](https://www.blackstonecommercial.com)

For more information, please contact one of our associates.

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