

# For Lease

205 & 207 10 Street NW | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Kensington



POPULATION  
130,699



MEDIAN AGE  
37.8



HOUSEHOLD INCOME  
\$77,775

## Building Details



PARKING  
Street



YEAR BUILT  
1930



TRAFFIC COUNT

38,000 VPD | Memorial & 10A Street  
15,000 VPD | Kensington Rd & 10 Street



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

P (403) 214-2344

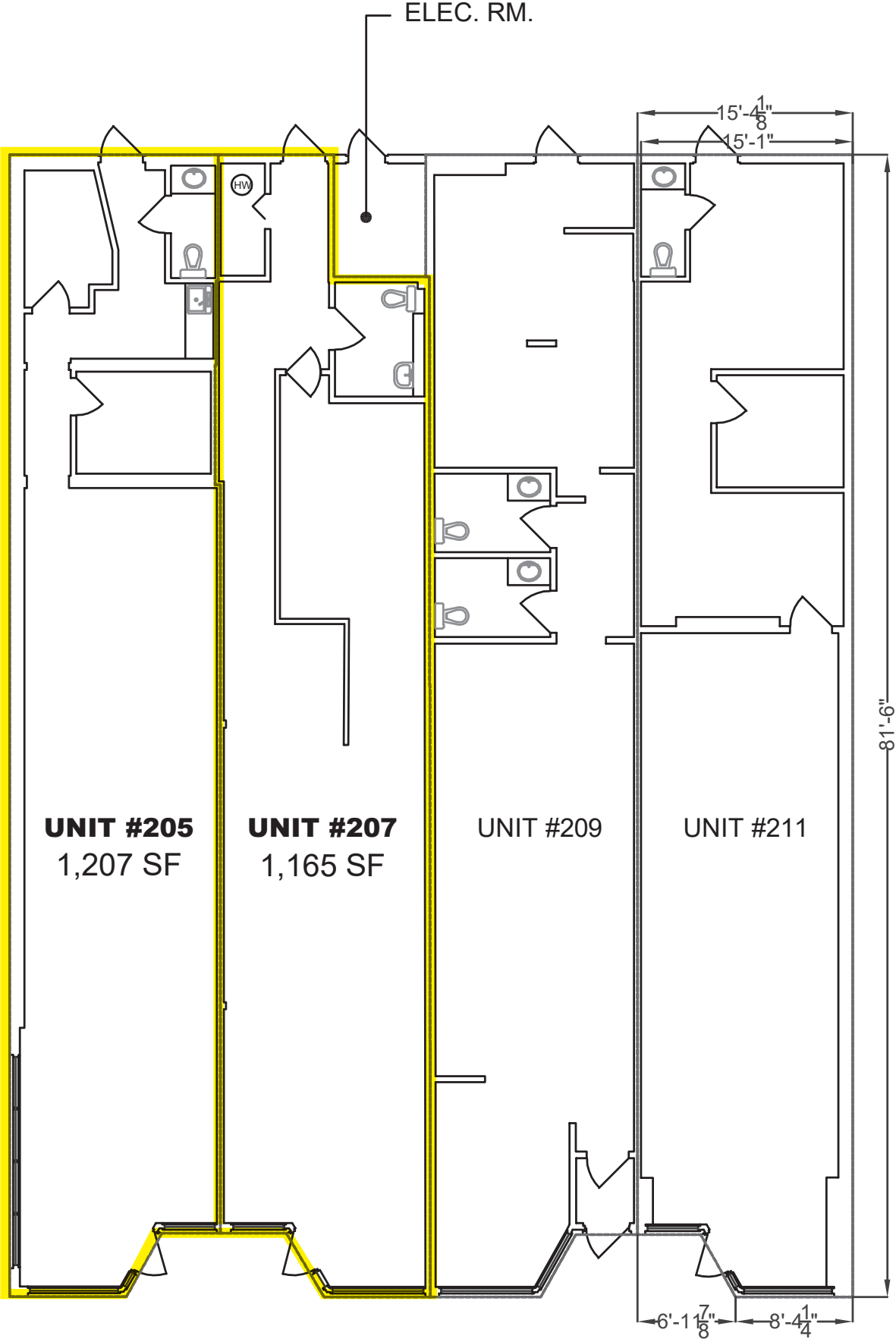
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## Prime Kensington Opportunity

### PROPERTY DETAILS

Unit Size	205: 1,207± SF 207: 1,165± SF	Combined Total: 2,372 SF
Rental Rate	\$50.00 PSF	
Op Costs	\$20.68 PSF (Est. 2026)	
Availability	Negotiable	
District	Kensington	
Zoning	C-COR2	

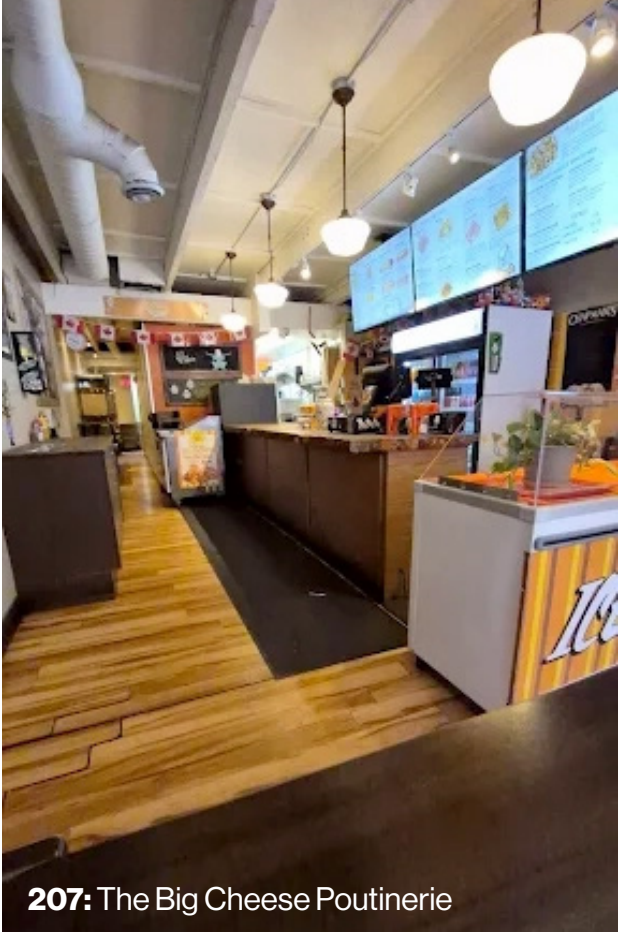
- **Two contiguous units available** — Unit 205 (end-cap) and Unit 207, offering 2,372± SF combined
- **Prime Kensington end-cap** presence with strong visibility and consistent pedestrian traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible** location steps from SAIT, Alberta University of the Arts, and the Southern Alberta Jubilee Auditorium
- **Direct Bow River pathway access** and positioned directly across from Downtown Calgary
- **Fronting 10 Street NW**, a major commuter corridor into the downtown core
- Surrounded by **high-density residential** and a dynamic mix of established, vibrant local businesses





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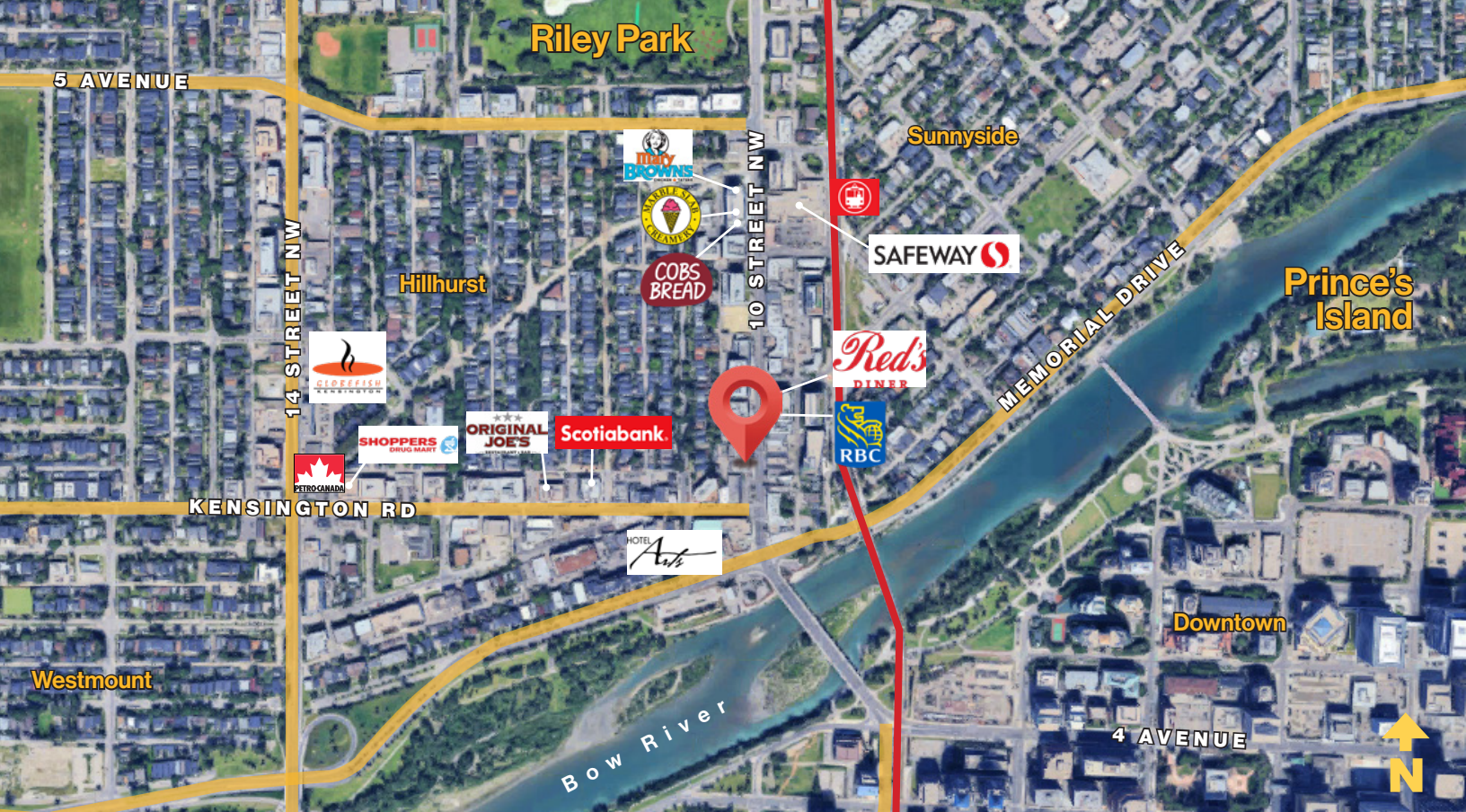
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205: Gummi Boutique Candy Store

207: The Big Cheese Poutinerie





# Thank you for your interest!

For More Info.



**Olivia Bohdan**

📞 403.629.0809

✉️ [obohdan@blackstonecommercial.com](mailto:obohdan@blackstonecommercial.com)



**Shane Olin**

📞 403.313.5305

✉️ [solin@blackstonecommercial.com](mailto:solin@blackstonecommercial.com)

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

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