

For Lease

205 & 207 10 Street NW | Calgary, AB



Unit 205
Available August 1

Unit 207 C/L

Demographics (within 3 km)



NEIGHBORHOOD
Kensington



POPULATION
130,699



MEDIAN AGE
37.8



HOUSEHOLD INCOME
\$77,775

Building Details



PARKING
Street



YEAR BUILT
2000



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

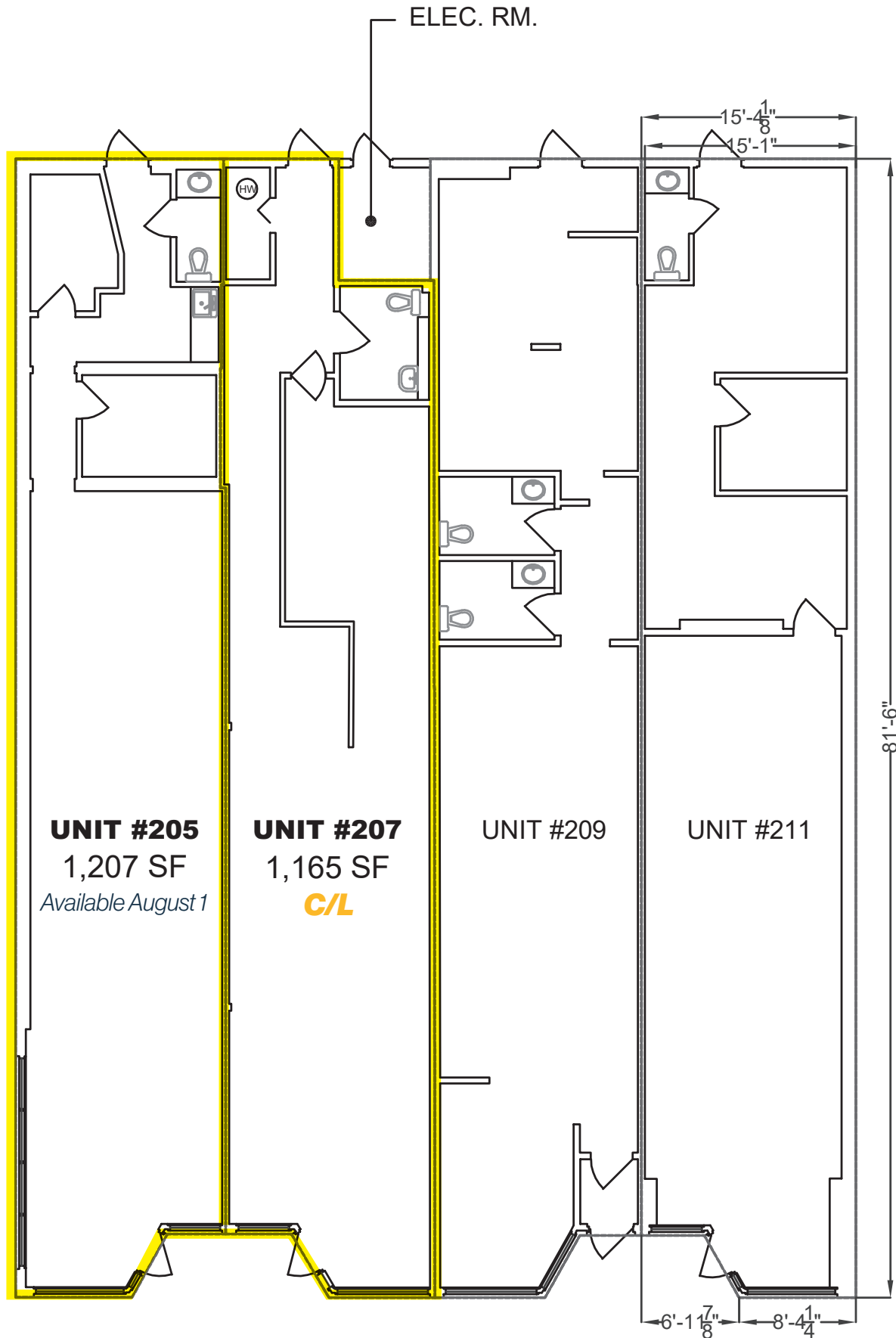
blackstonecommercial.com

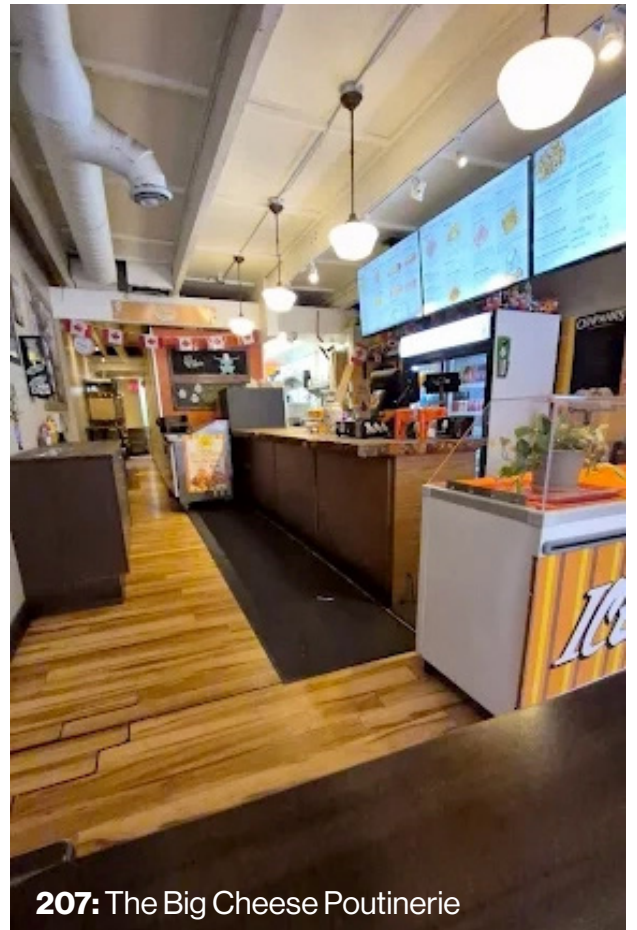
Prime Kensington Opportunity

PROPERTY DETAILS

Unit Size	205: 1,207± SF Available August 1, 2026 207: 1,165± SF C/L <small>Combined Total: 2,372 SF</small>
Rental Rate	\$50.00 PSF
Op Costs	\$20.68 PSF (Est. 2026)
Availability	Negotiable
District	Kensington
Zoning	C-COR2
Parking	1 Assigned Stall (at the back) Per Unit

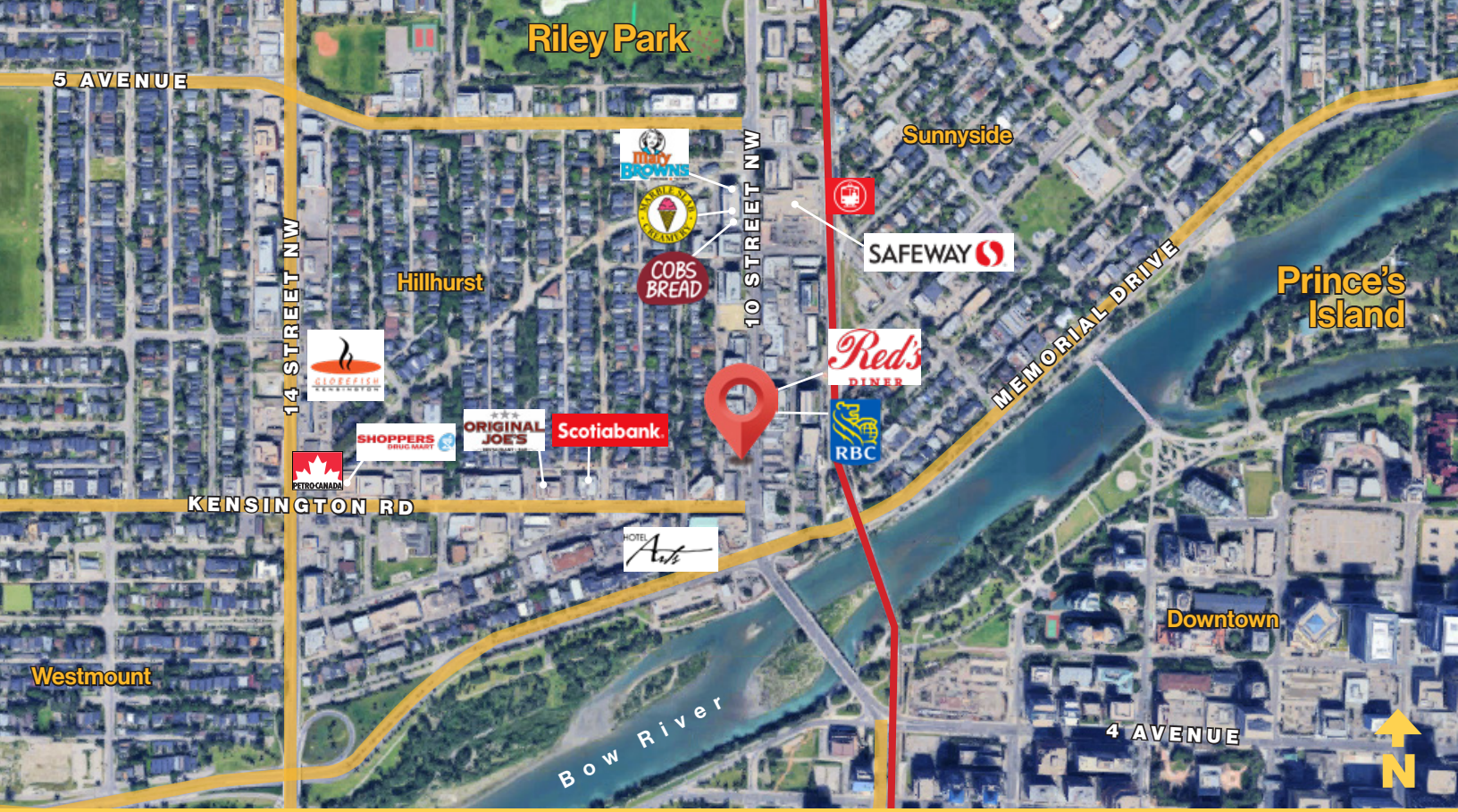
- **Two contiguous units available** — Unit 205 (end-cap) and Unit 207, offering 2,372± SF combined
- **Prime Kensington end-cap** presence with strong visibility and consistent pedestrian traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible** location steps 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





205: Gummi Boutique Candy Store

207: The Big Cheese Pouterie



Thank you for your interest!

For More Info.



Olivia Bohdan

Senior Associate

☎ 403.629.0809

✉ obohdan@blackstonecommercial.com



Shane Olin

Controller/EVP – Investment Properties

☎ 403.313.5305

✉ solin@blackstonecommercial.com

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

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.