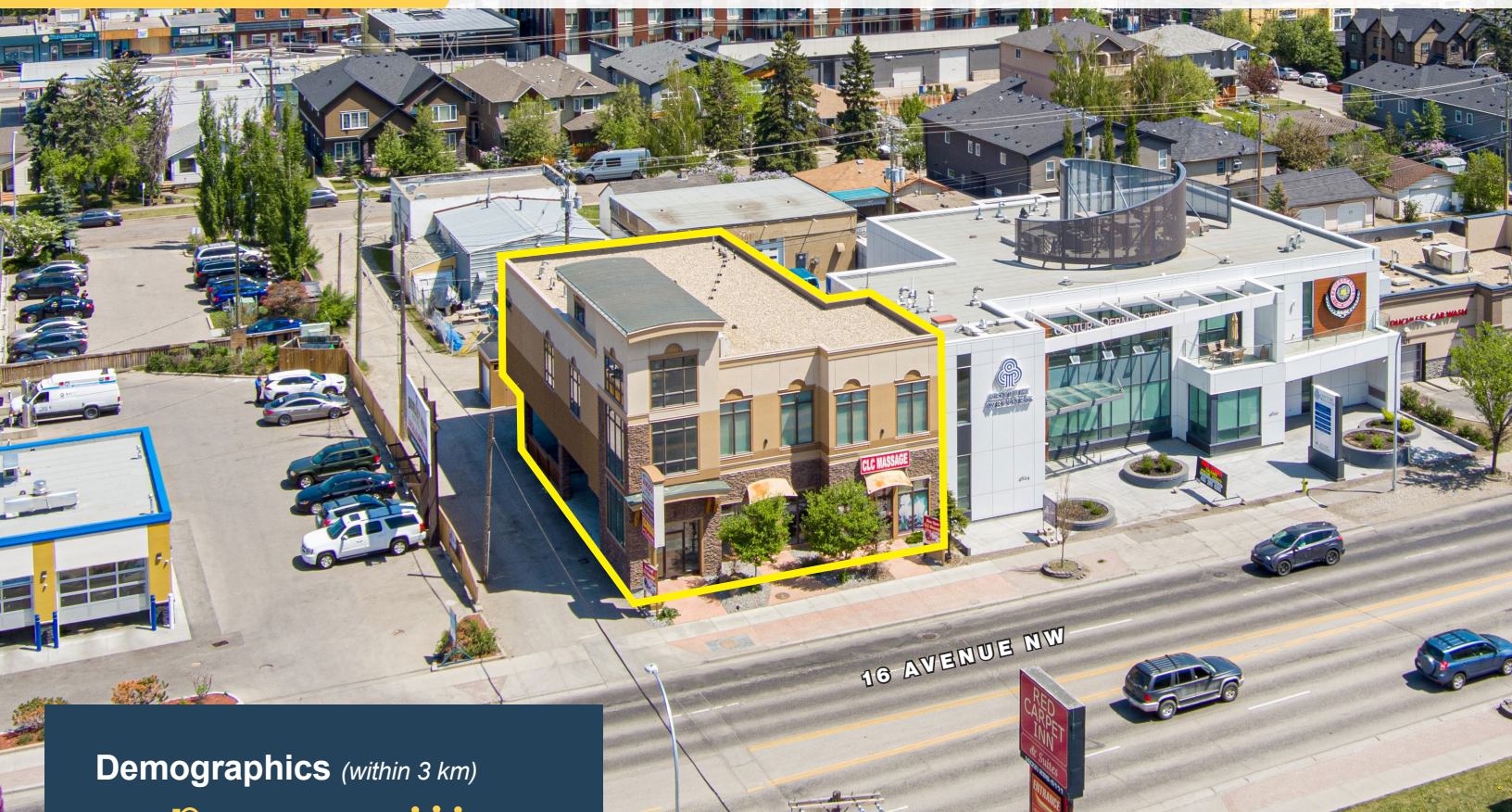


For Lease

4630 16 Avenue NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Montgomery



POPULATION
4,175



MEDIAN AGE
37



HOUSEHOLD INCOME
\$96,000

Building Details



PARKING
Covered & Alley



YEAR BUILT
1960



TRAFFIC COUNT
50,000 VPD | 16 Avenue NW



Blackstone
Commercial Real Estate Services Inc.

Unit 301 255 17 Avenue SW
Calgary Alberta T2S 0A4
P (403) 214-2344

blackstonecommercial.com

16th Avenue NW Street Front

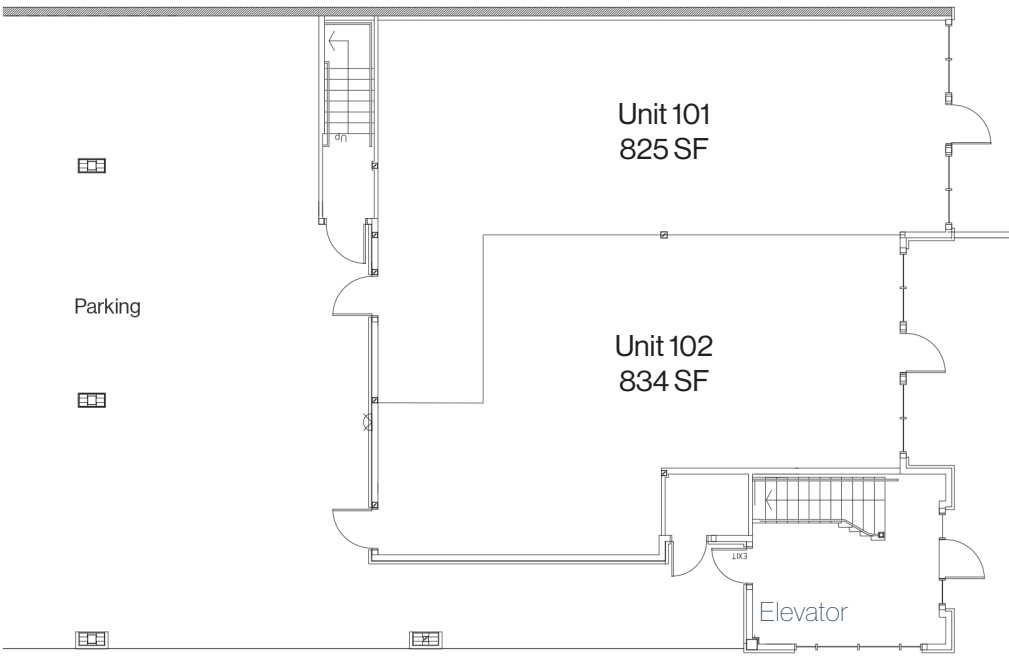
Property Details

Sizes Available:	Unit 101: 825 SF Available Oct. 1, 2026
	Unit 102: 834 SF Available Oct. 1, 2026
Second Floor Office:	Unit 200: 3,898 SF Available Dec. 31 2026
Net Rate:	Main: \$33.00 PSF Second Floor: \$20.00 PSF
Op Costs:	\$17.50+/- PSF (Est. 2026)
Parking:	Covered & Alley

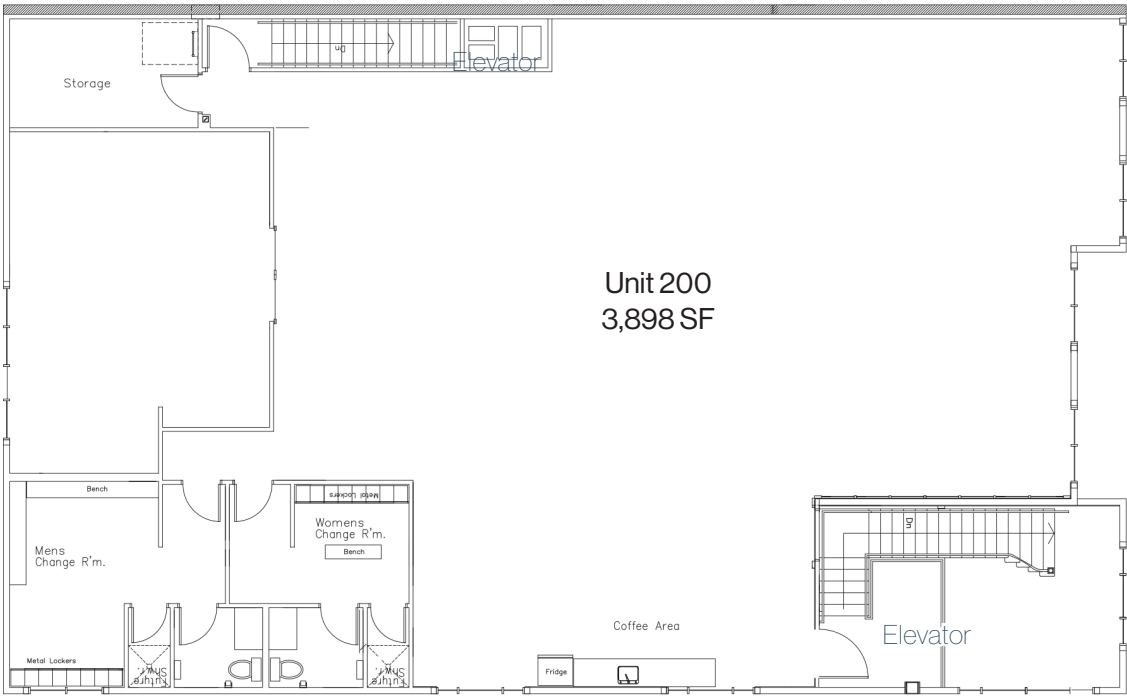
Highlights

- High-profile location with excellent visibility from Highway 1 / 16 Avenue NW
- Prime leasing opportunity at a busy, high-traffic intersection
- Surrounded by a wide variety of restaurants, shops and everyday amenities
- Minutes from Alberta Children's Hospital and Foothills Medical Centre
- Dedicated on-site parking for tenants and visitors
- Quick and convenient access to downtown Calgary
- Located in the vibrant, established community of Montgomery
- Excellent connectivity to major roadways and surrounding northwest Calgary communities

Main Floor



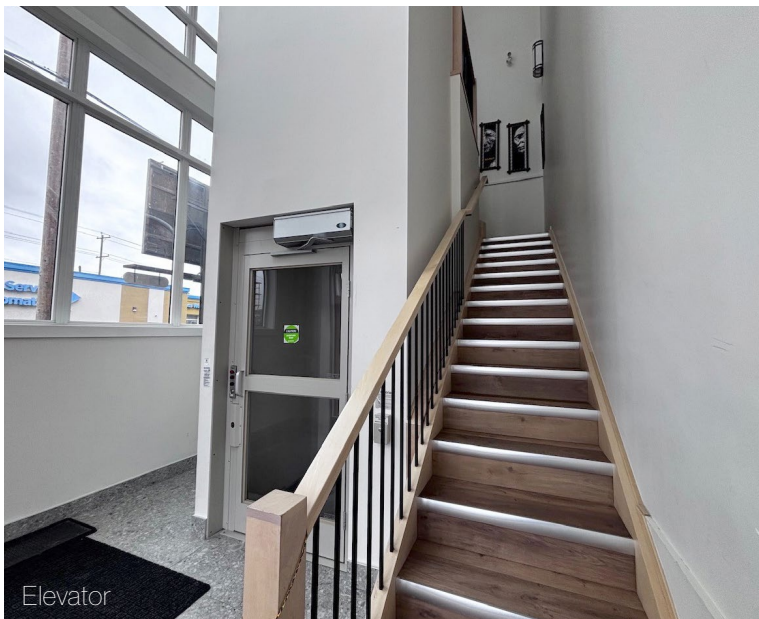
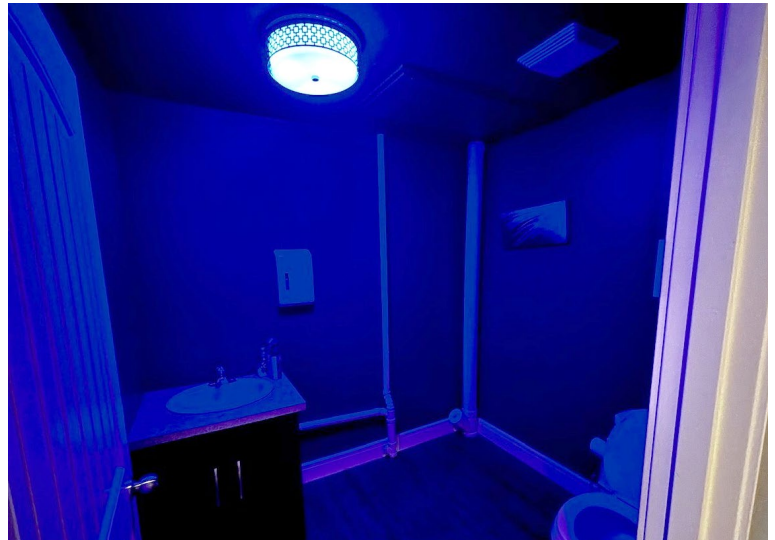
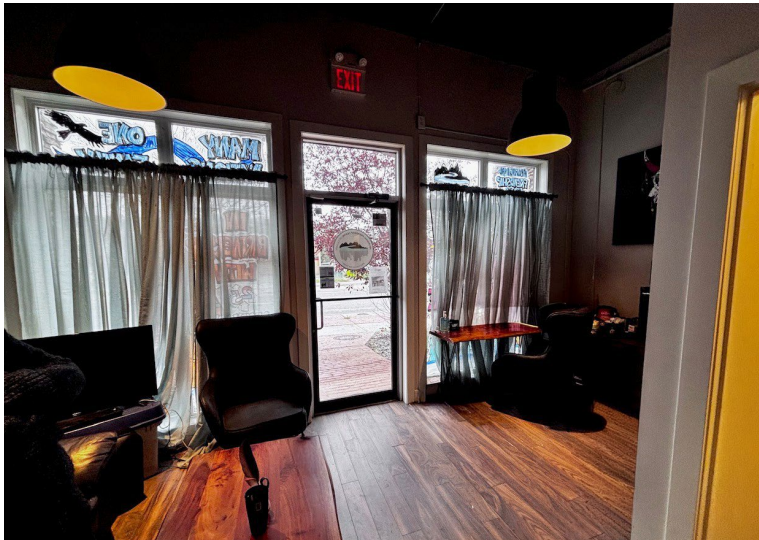
Second Floor



For Lease

4630 16 Avenue NW | Calgary, AB

Unit 102



Elevator



For Lease

4630 16 Avenue NW | Calgary, AB

Unit 200





Unit 101 & 102 | Retail

Please Contact



Patrick White, *Associate*
 P 403.214.2344
 E pwhite@blackstonecommercial.com

Unit 200 | Office

Please Contact



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 P 403.629.0809
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