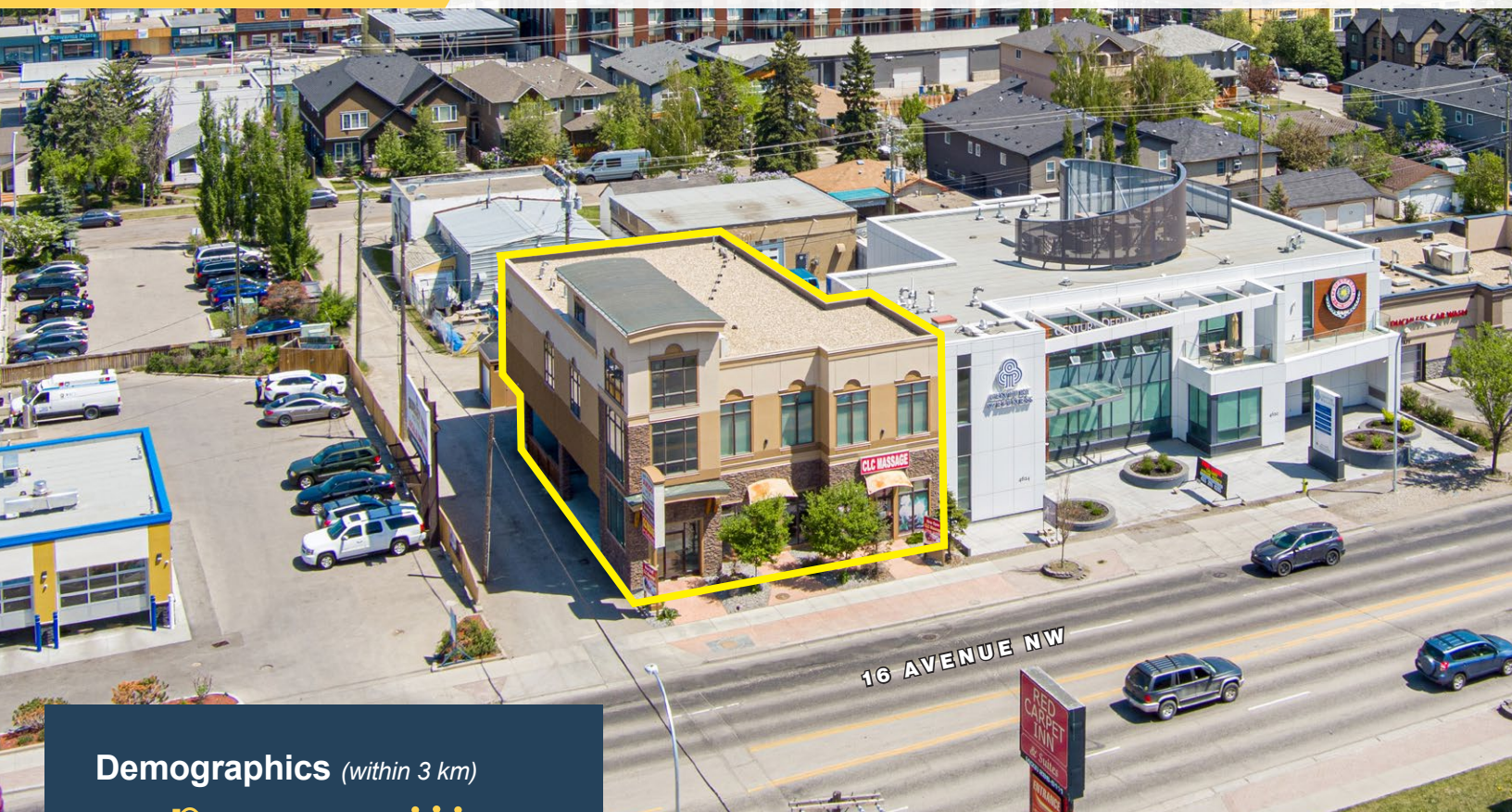


For Lease

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 & Street



YEAR BUILT
1960



TRAFFIC COUNT
50,000 VPD | 16 Avenue NW



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

blackstonecommercial.com

16th Avenue NW Street Front

Property Details

Size Available:	Unit 101: 825 SF Unit 102: 834 SF Unit 200: 3,898 SF
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Availability:	Immediately
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Net Rate:	Main: \$33.00 PSF Second Floor: \$20.00 PSF
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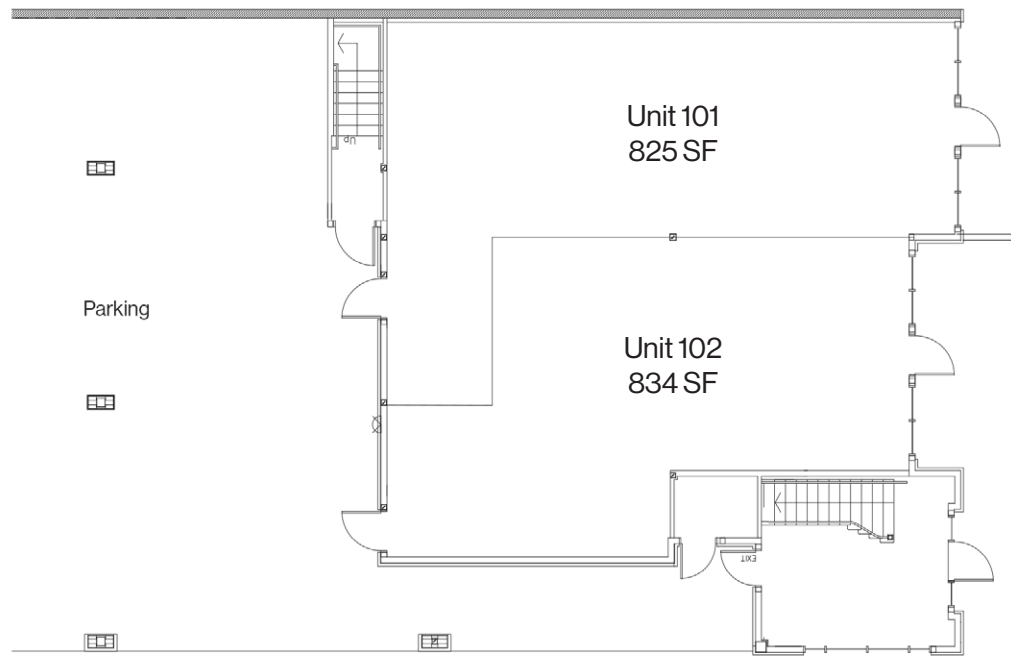
Op Costs:	\$17.50+/- PSF (Est. 2026)
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Parking:	Covered & Street Front
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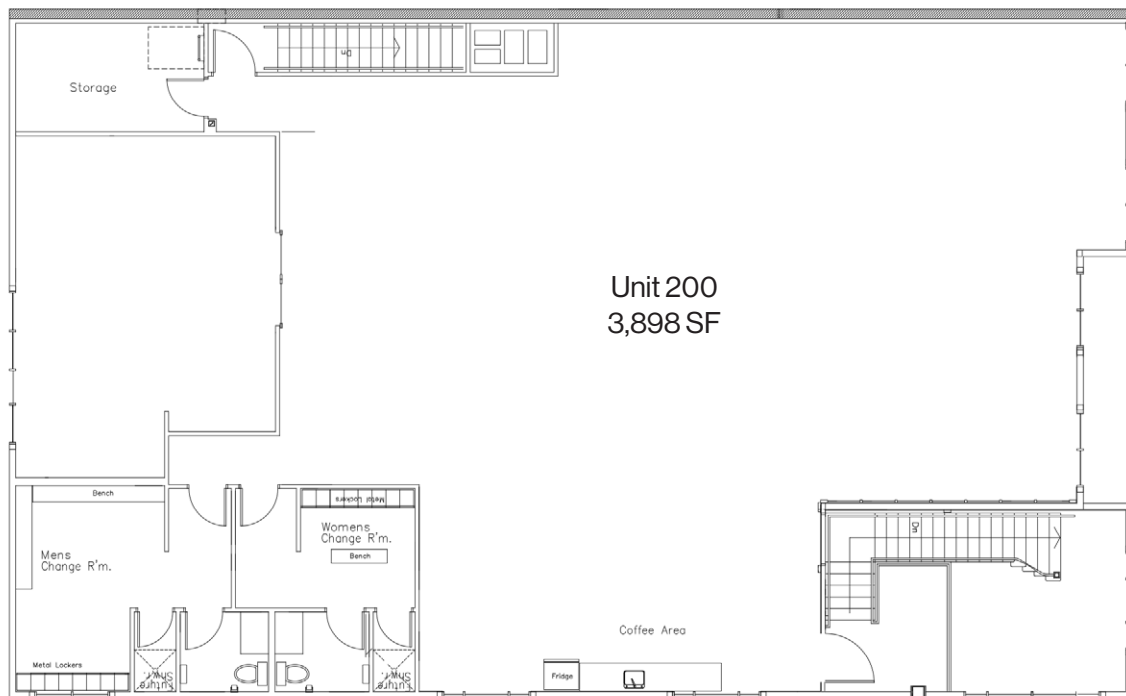
Highlights

- High visibility to Highway 1
- Prime leasing opportunity located on busy intersection
- Close to restaurants & shops
- Minutes from the Children's Hospital and Foothills Medical Centre
- Dedicated Parking
- Minutes to downtown
- Located in vibrant inner-city community of Montgomery

Main Floor



Second Floor



For Lease

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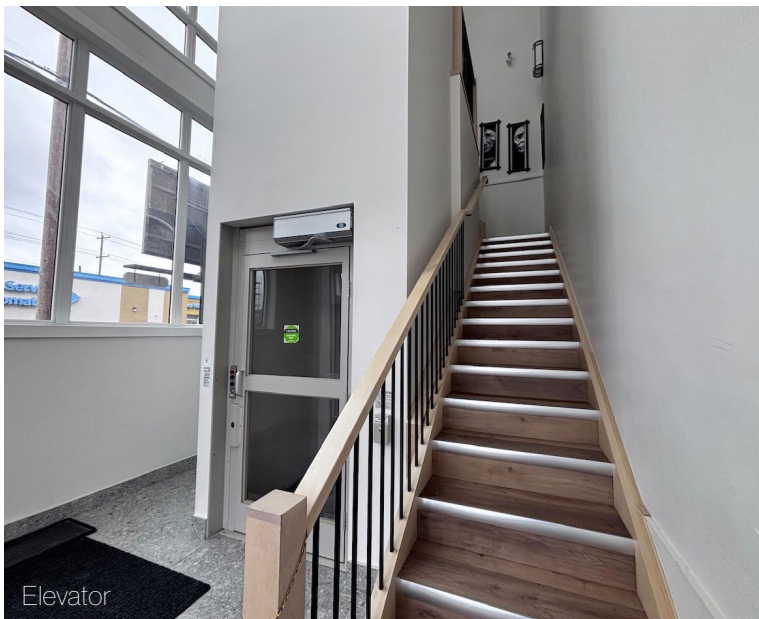
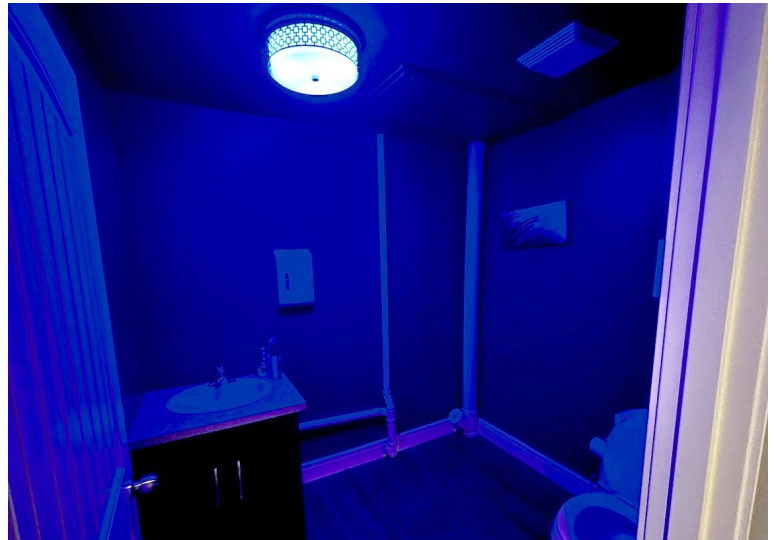
Unit 200



For Lease

4630 16 Avenue NW | Calgary, AB

Unit 102





Thank you for your interest!



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