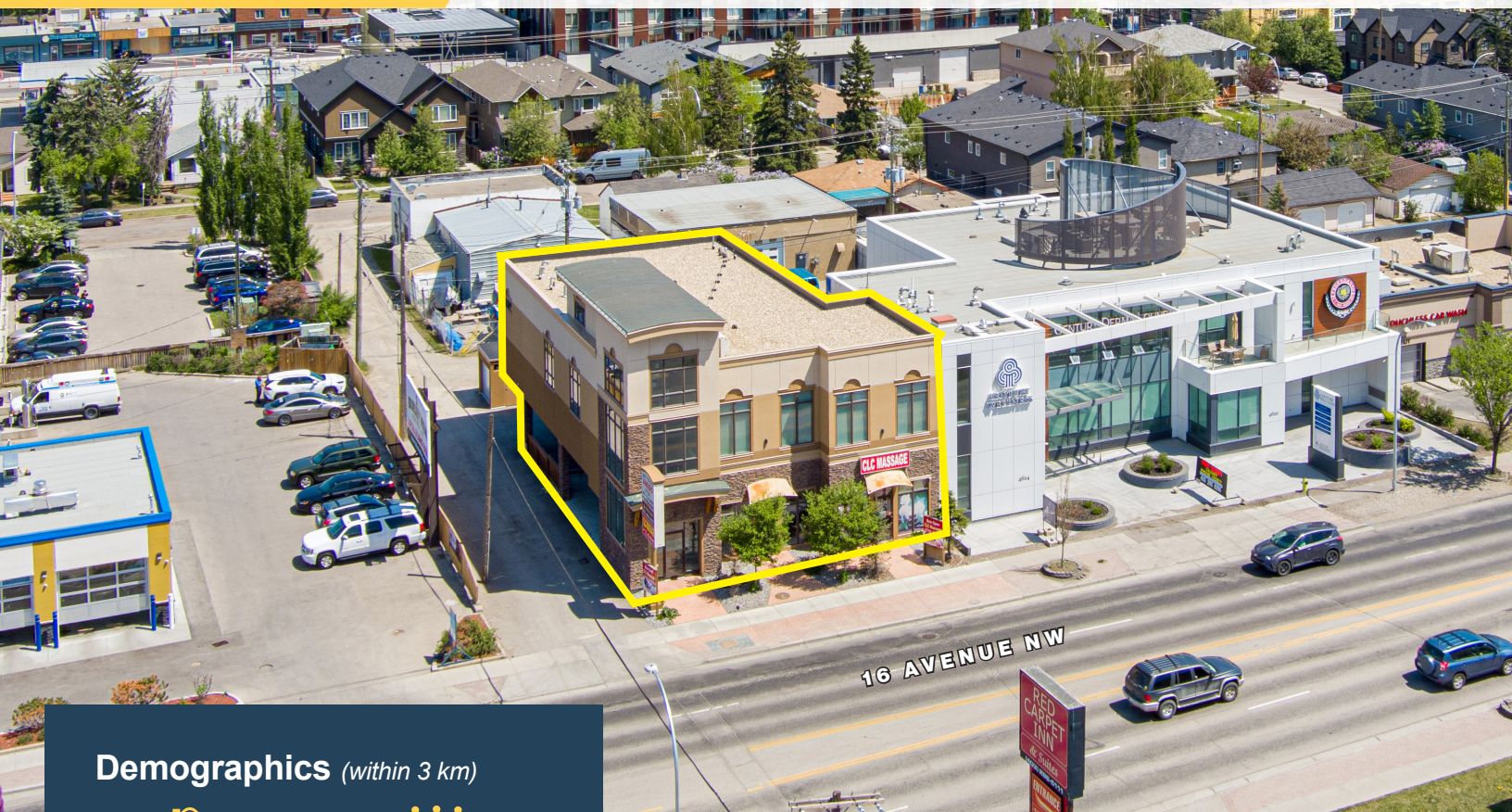


For Lease

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



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

Size Available:

Unit 101: 825 SF
Unit 102: 834 SF
Unit 200: 3,898 SF

Availability:

Immediately

Net Rate:

Main: \$33.00 PSF
Second Floor: \$16.42+/- PSF

Op Costs:

\$17.50+/- PSF (Est. 2026)

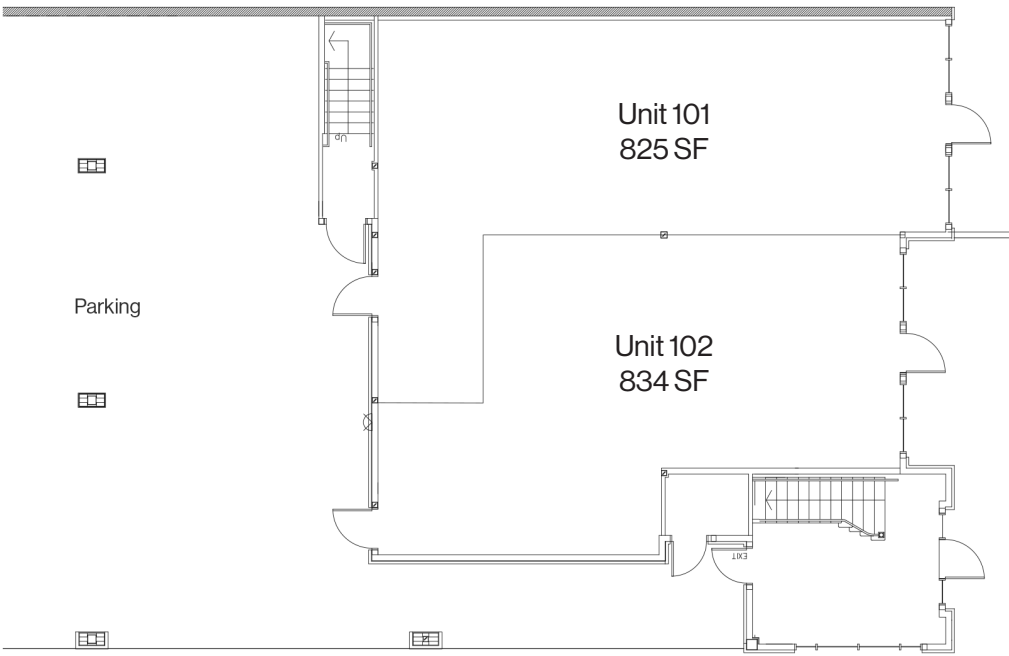
Parking:

Covered & Street Front

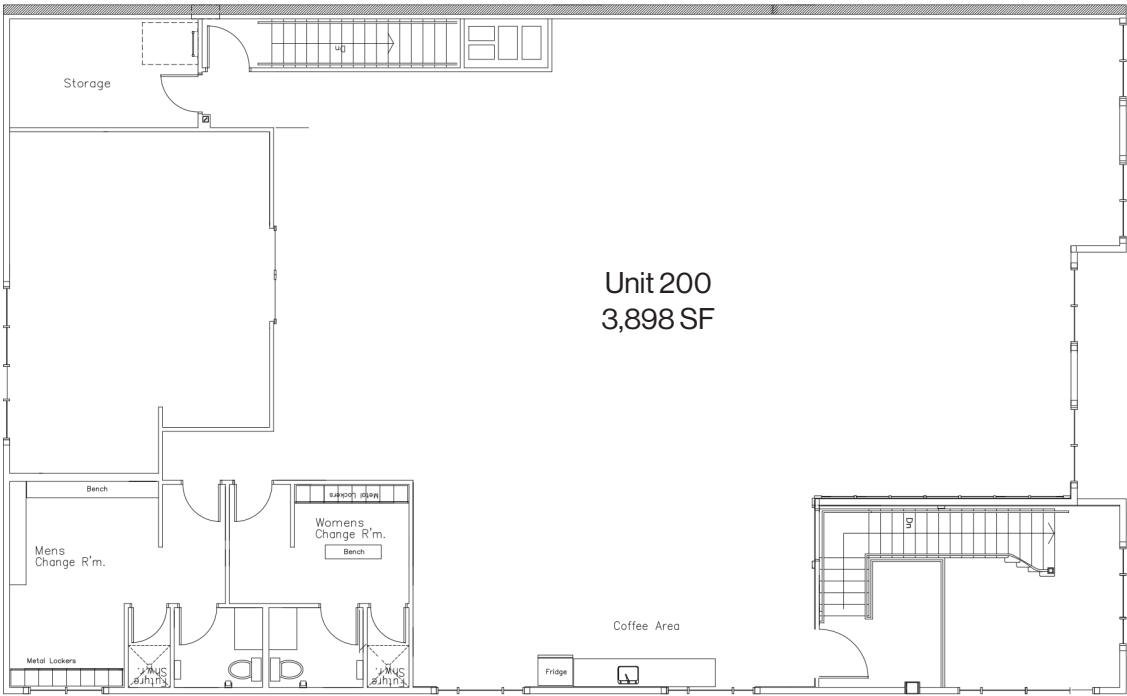
Highlights

- 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

4630 16 Avenue NW | Calgary, AB





Thank you for your interest!



Craig McGinley, *VP Retail Leasing*

P 403.483.4785

E cmcginley@blackstonecommercial.com



Patrick White, *Associate*

P 403.214.2344

E pwhite@blackstonecommercial.com



Olivia Kitzul, *Senior Associate*

P 403.629.0809

E okitzul@blackstonecommercial.com

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

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