



**FOR
LEASE**

Unit Around Back

Property Details

Leasable Area

Unit	Gross Rent
Unit 595 ± sq. ft.	\$2,500

- Available: Immediately
- Parking: Ample available
- Zoning: C-COR1f2.8h13
- Power: 60 Amps (tbd)
- Ceiling Height: 12' to trusses
- Signage: Fascia at the front of the building

314 10 Street NW

Calgary, AB

- ▶ Located in the Sunnyside area, "Calgary's Village in the City"
- ▶ Easy to walk neighborhood
- ▶ High pedestrian traffic
- ▶ Surrounded by multiple boutiques and restaurants
- ▶ Close to the Sunnyside LRT and major transit routes
- ▶ Easy walk to downtown Calgary

Blackstone

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

P (403) 214-2344

www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact

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314 10 Street NW

Calgary, AB

Location



Demographics

👤 Population	3 KM	Calgary
2016 Census	115,816	1,438,344
2024 projection	141,057	1,694,811
Median age	36.9	37.9
🏠 Average Households		
2021	30,808	447,828
Persons per	2.8	2.9
💰 Household Income		
Average	\$127,554	\$135,974
Median	\$75,012	\$94,093
🚗 Daily Traffic Count		
Memorial Dr & 9 St N	>>>>	33,000
10 Street NW & 5 Ave NW S	>>>>	16,000
10 St NW & Kensington Rd NW S	>>>>	15,000



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