

**For Lease**

2015 14<sup>th</sup> Street NW | Calgary, AB



NEIGHBORHOOD  
**Capitol Hill**



POPULATION  
**86,173**



MEDIAN AGE  
**38.2**



HOUSEHOLD INCOME  
**\$86,952**



PARKING  
**9 Stalls**



YEAR BUILT  
**1976**



TRAFFIC COUNT

**23,000 VPD | 14 Street & 20 Avenue NW**  
**37,000 VPD | 14 Street & 16 Avenue NW**

**Blackstone**

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

[blackstonecommercial.com](http://blackstonecommercial.com)

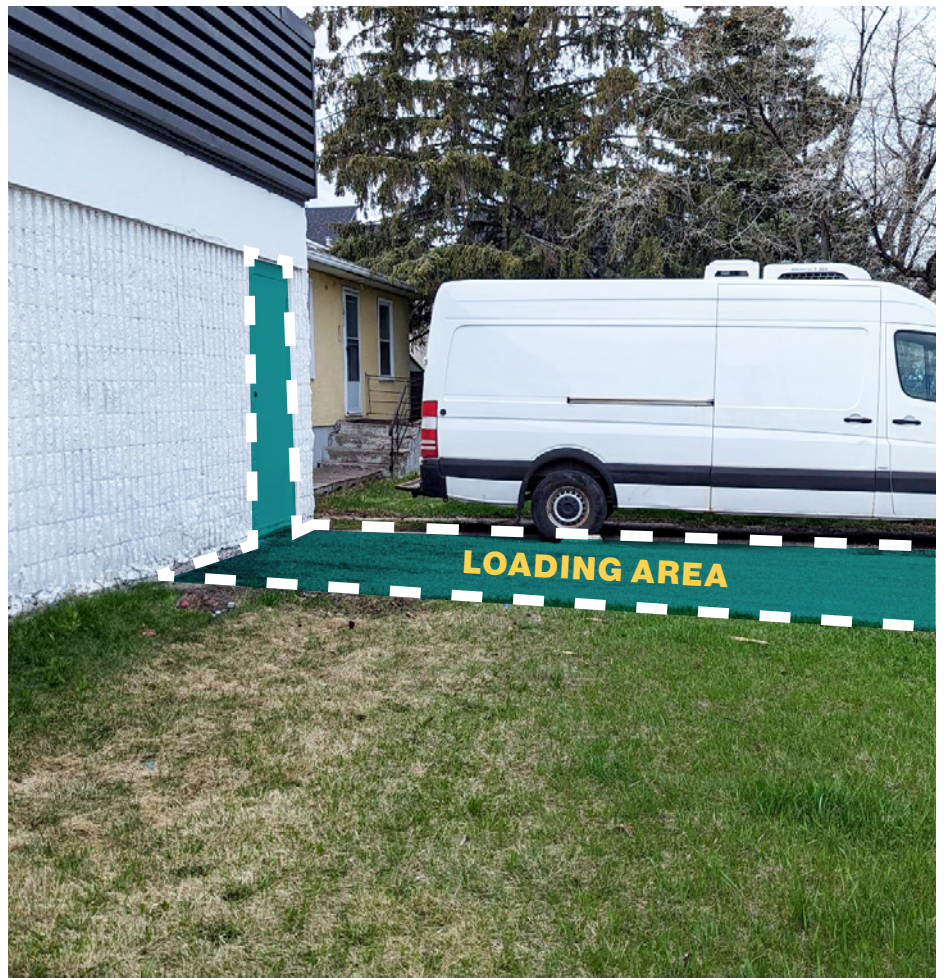
## Excellent Location & Exposure

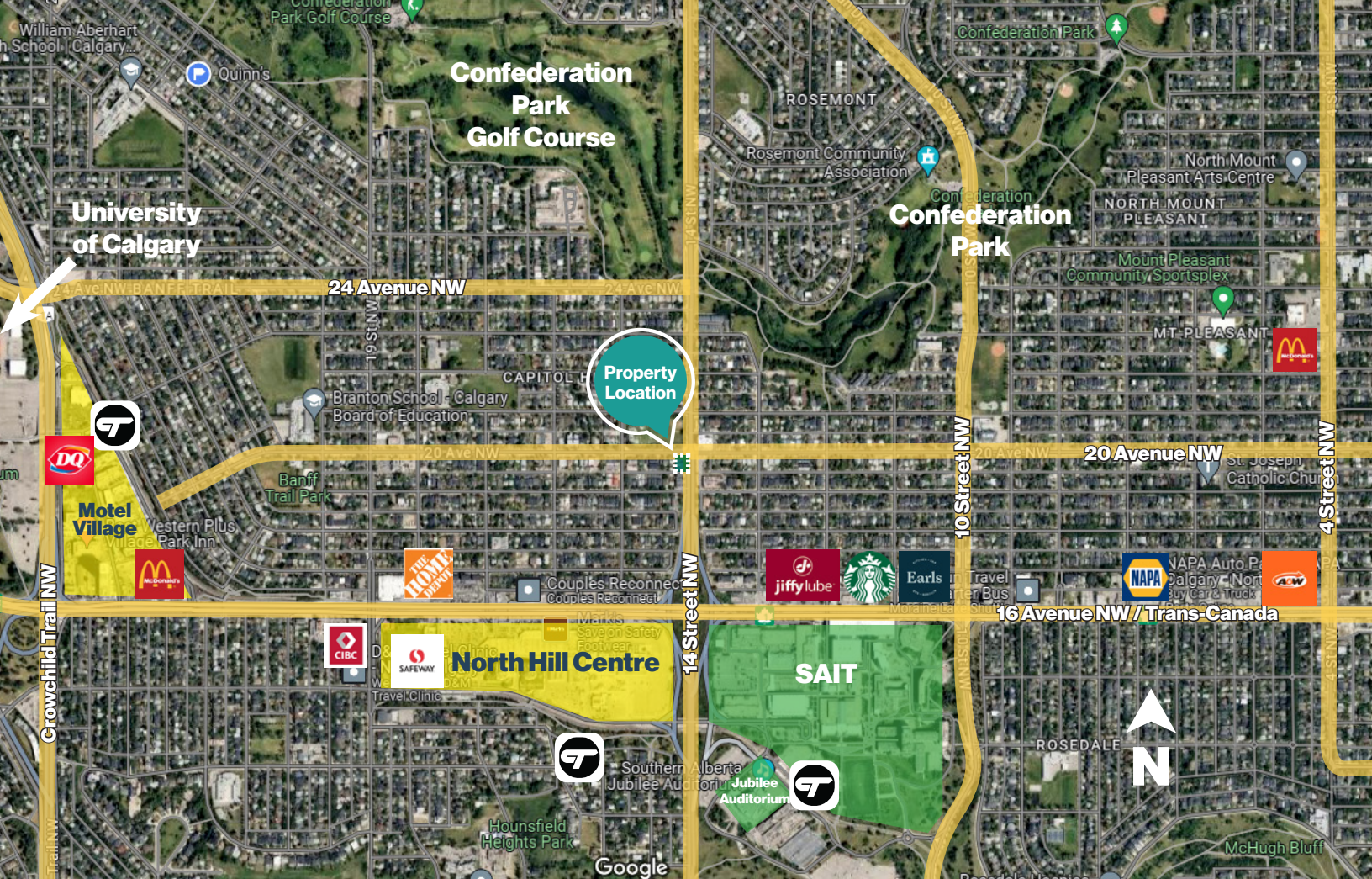
### Property Details

<b>Size Available:</b>	1,190 SF
<b>Net Rate:</b>	Market
<b>Op Costs:</b>	\$12.17 PSF
<b>Property Taxes:</b>	\$7.83 PSF
<b>Parking:</b>	Surface Stalls
<b>Availability:</b>	June 1, 2024
<b>Zoning:</b>	C-COR2
<b>Construction:</b>	Masonry

### Highlights

- Located on a highly visible corner with great exposure
- Blocks away from 16th Ave Retail & Northhill Shopping Centre
- Close to the Southern Alberta Institute of Technology (SAIT) and the Jubilee Auditorium
- 14th Street is a busy commuter route





# Thank you for your interest!

## For More Info.

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