

# FOR SALE + Sublease

6915 Rundlehorn Drive NE | Calgary, AB

## Prime NE Restaurant Opportunity



### Demographics (within 3 km)



NEIGHBORHOOD  
Pineridge



POPULATION  
95,304



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$75,986

### Building Details



PARKING  
Ample



YEAR BUILT  
2024



TRAFFIC COUNT  
10,000 VPD | 32 Ave. NE & Rundlehorn W  
22,000 VPD | 68 St. NE & 32 Ave. NE



Commercial Real Estate Services Inc.

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

P (403) 214-2344

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

## Pineridge

### Property Details

**Size Available** Unit 101 - 1,188 SF  
(Includes an Outdoor Patio 629 SF)

**Asking Price** \$75,000 (For Assets & DP)

**Construction** Steel, 2 Storeys

**Building Class** Class B

**Availability** Immediately

**Lease Terms** Commencement: May 24, 2024  
Expiry: April 30, 2034

**Current Monthly Rate** \$39 PSF Base Rent  
\$15 PSF Op Costs (Est. 2025)  
\$200 Signage  
\$5,714.71 (Including GST)

**Zoning** DC (Direct Control)

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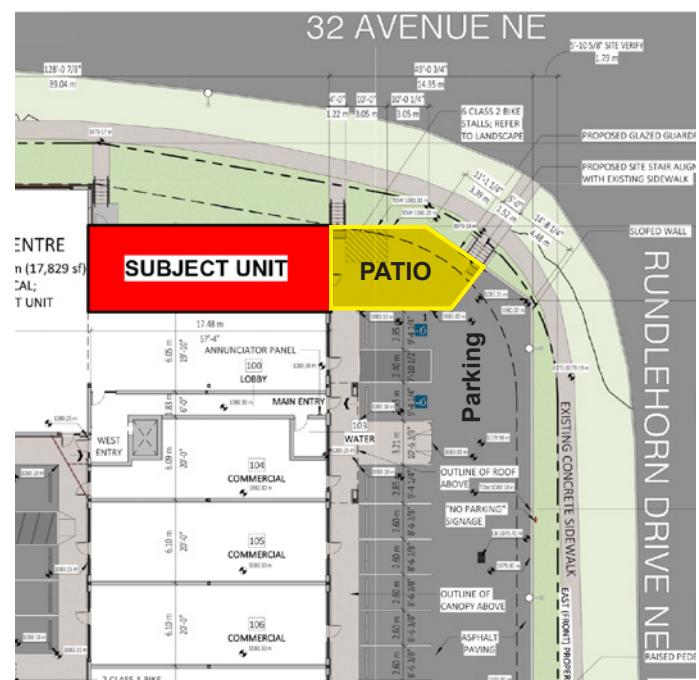
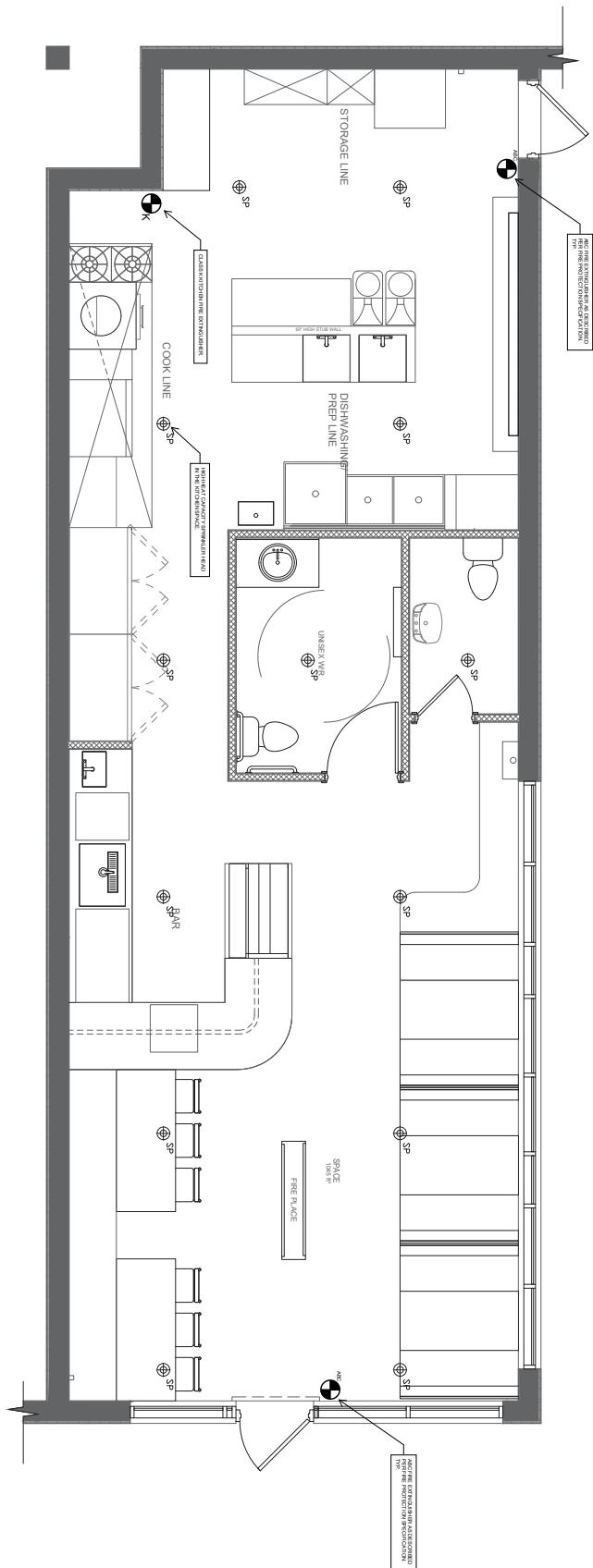


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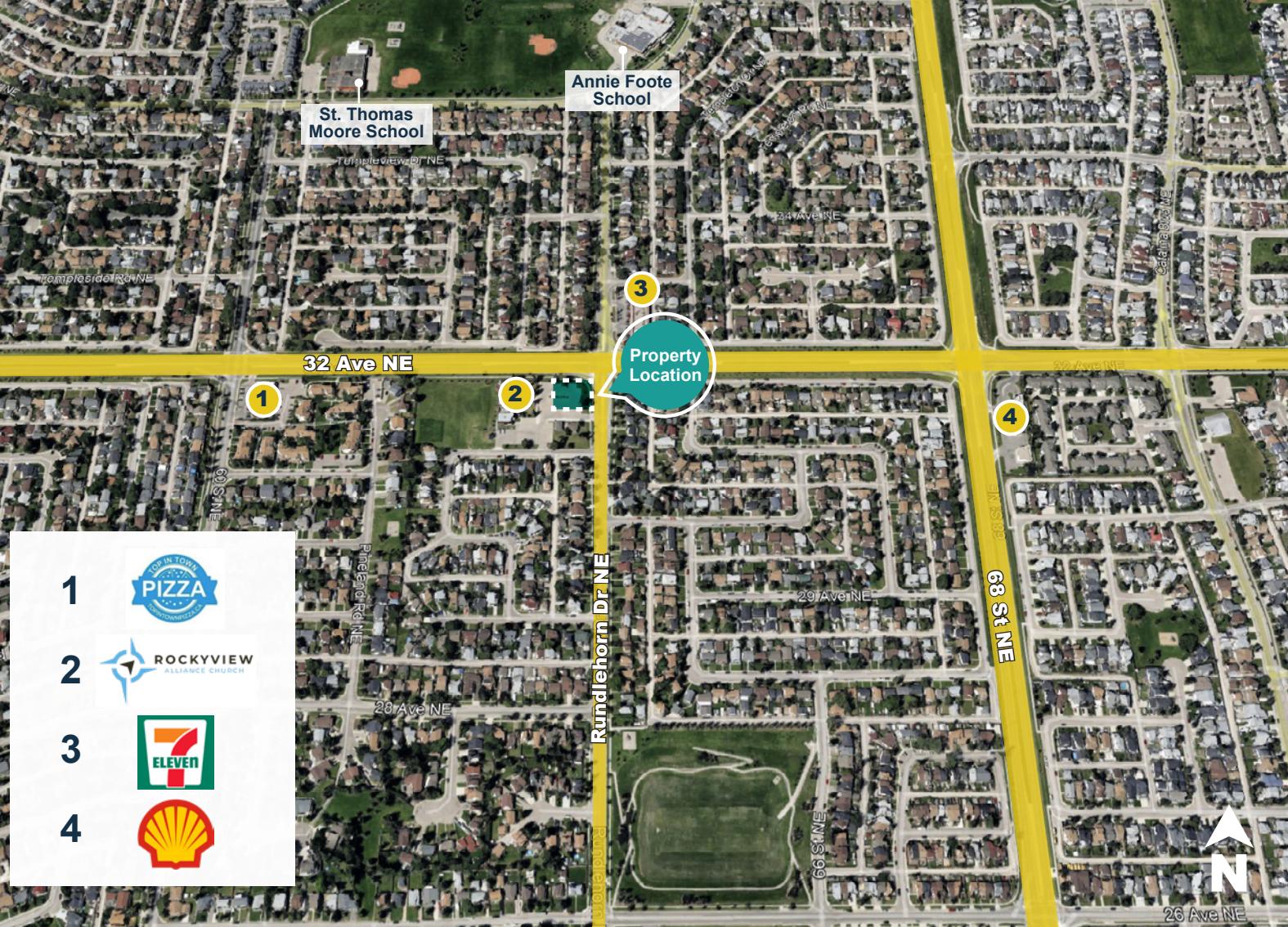
## Floor Plan\*

*\*Proposed Floor Plan Only (Not Built Out)*



## Blackstone

[www.BlackstoneCommercial.com](http://www.BlackstoneCommercial.com)



# Thank you for your interest!

## For More Info.

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