

For Lease

205 10 Street NW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Kensington



POPULATION
130,699



MEDIAN AGE
37.8



HOUSEHOLD INCOME
\$77,775

Building Details



PARKING
Street



YEAR BUILT
1930



TRAFFIC COUNT

38,000 VPD | Memorial & 10A Street
15,000 VPD | Kensington Rd & 10 Street



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

P (403) 214-2344

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Prime Kensington Opportunity

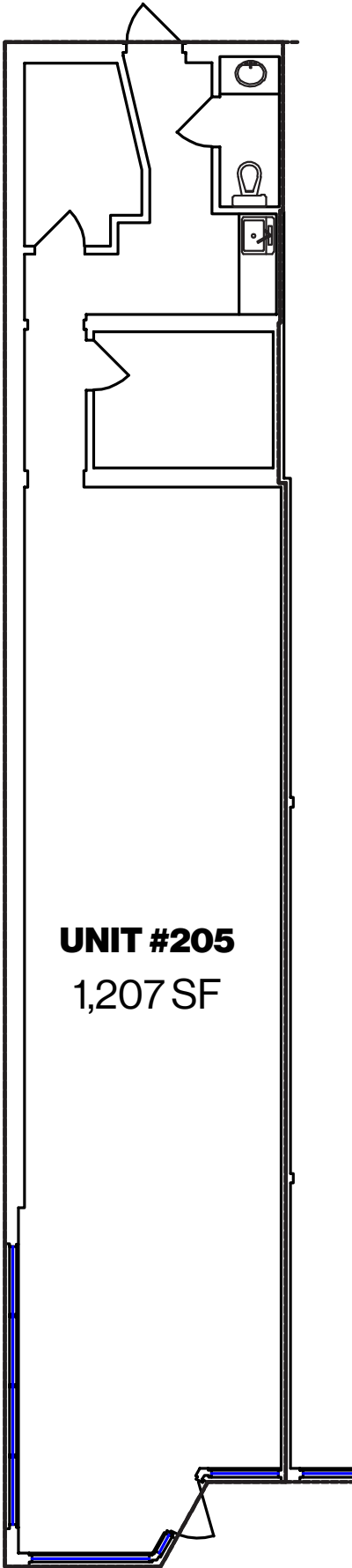
PROPERTY DETAILS

Unit Size	1,207± SF
Rental Rate	Market
Op Costs	\$20.67 PSF (Est. 2025)
Availability	Negotiable
District	Kensington
Zoning	C-COR2
Parking	2 Assigned Rear Stalls & Street

- **Prime Kensington end-cap unit** offering exceptional visibility and strong foot traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible location** steps from SAIT, Alberta University of the Arts, and the Southern Alberta Jubilee Auditorium
- **Direct river pathway access** and situated directly across from Downtown Calgary
- **Fronting 10 Street NW**, a major commuter corridor into the downtown core
- **Surrounded by high-density residential** and a dynamic mix of established, vibrant local businesses

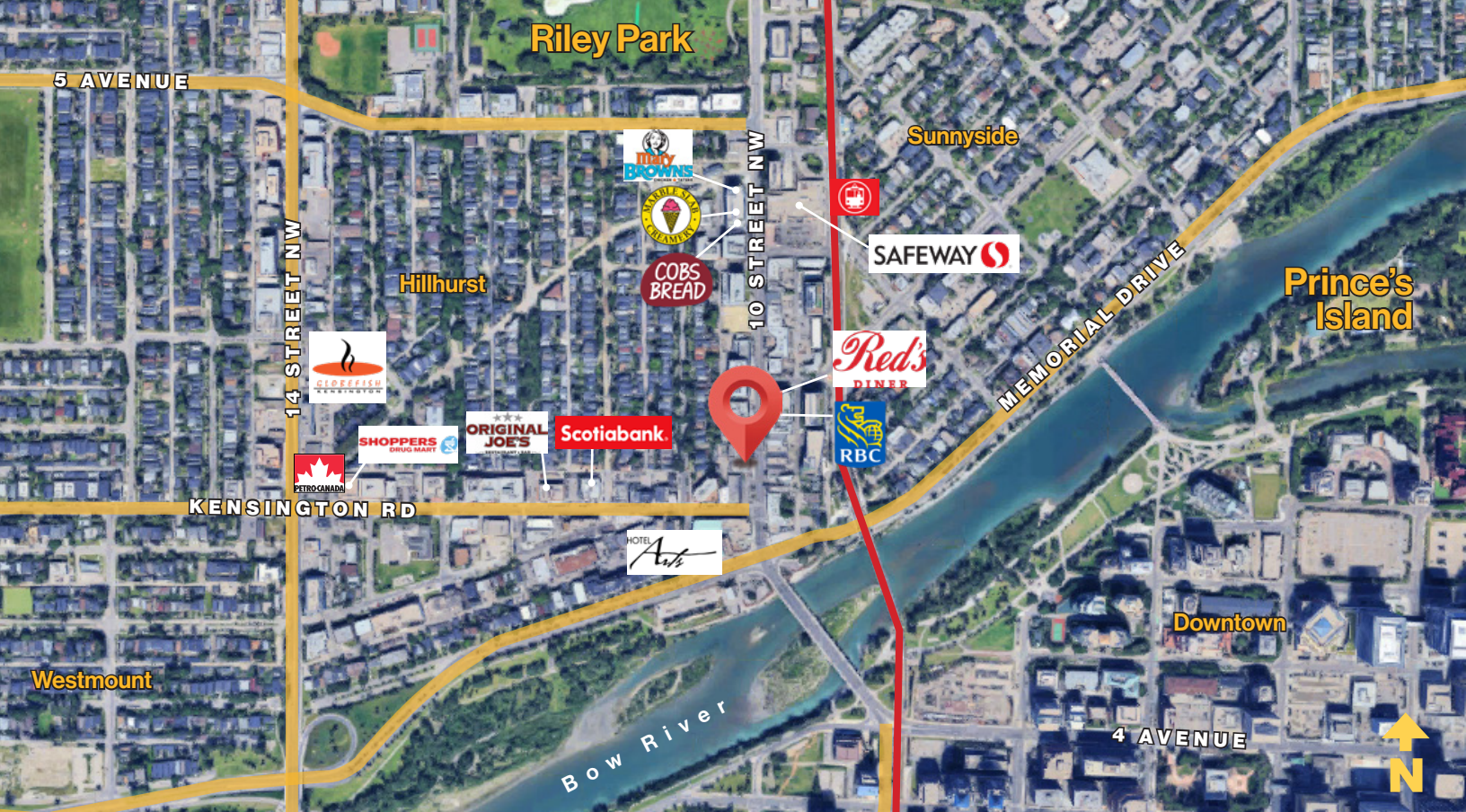
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UNIT #205
1,207 SF





Thank you for your interest!

For More Info.



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