

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

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

Prime Kensington Opportunity

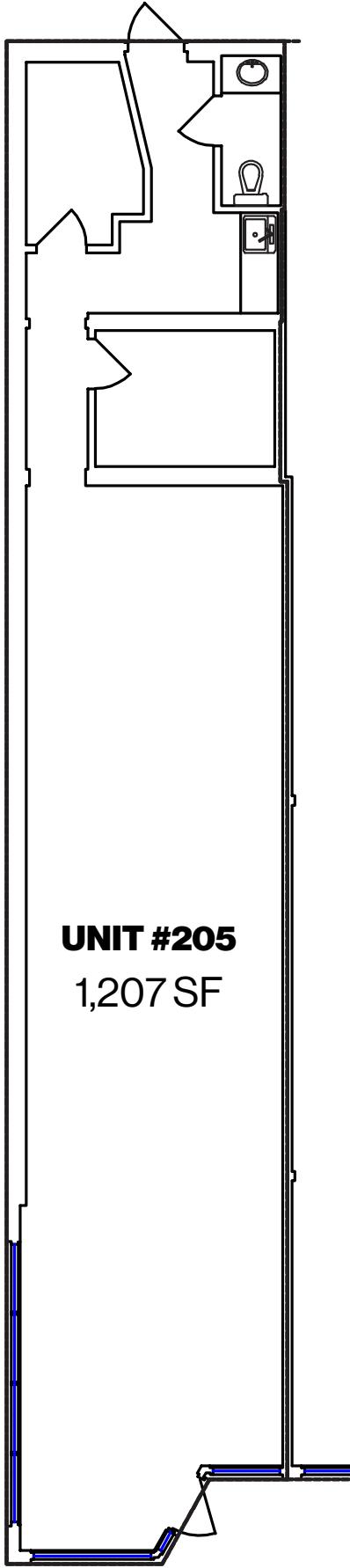
PROPERTY DETAILS

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

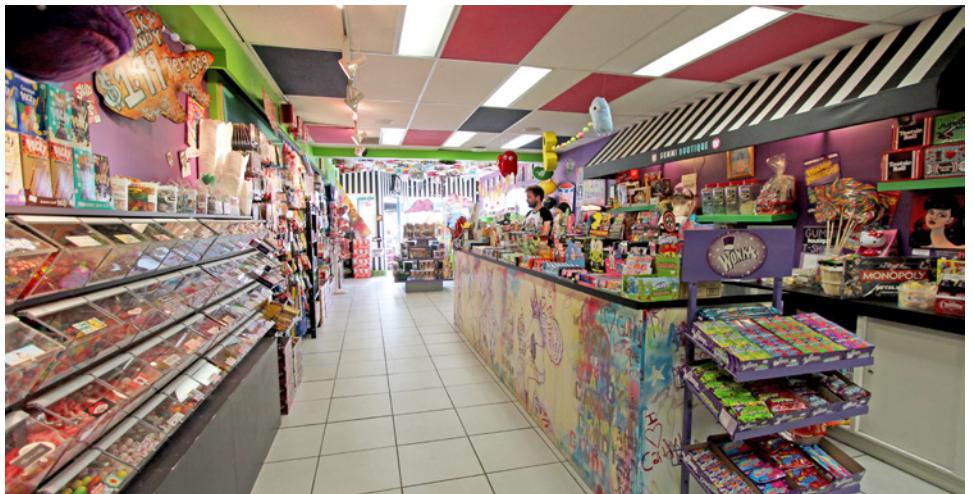
- **Prime Kensington end-cap unit** offering exceptional visibility and strong foot traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible location** steps from SAIT, Alberta University of the Arts, and the Southern Alberta Jubilee Auditorium
- **Direct river pathway 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

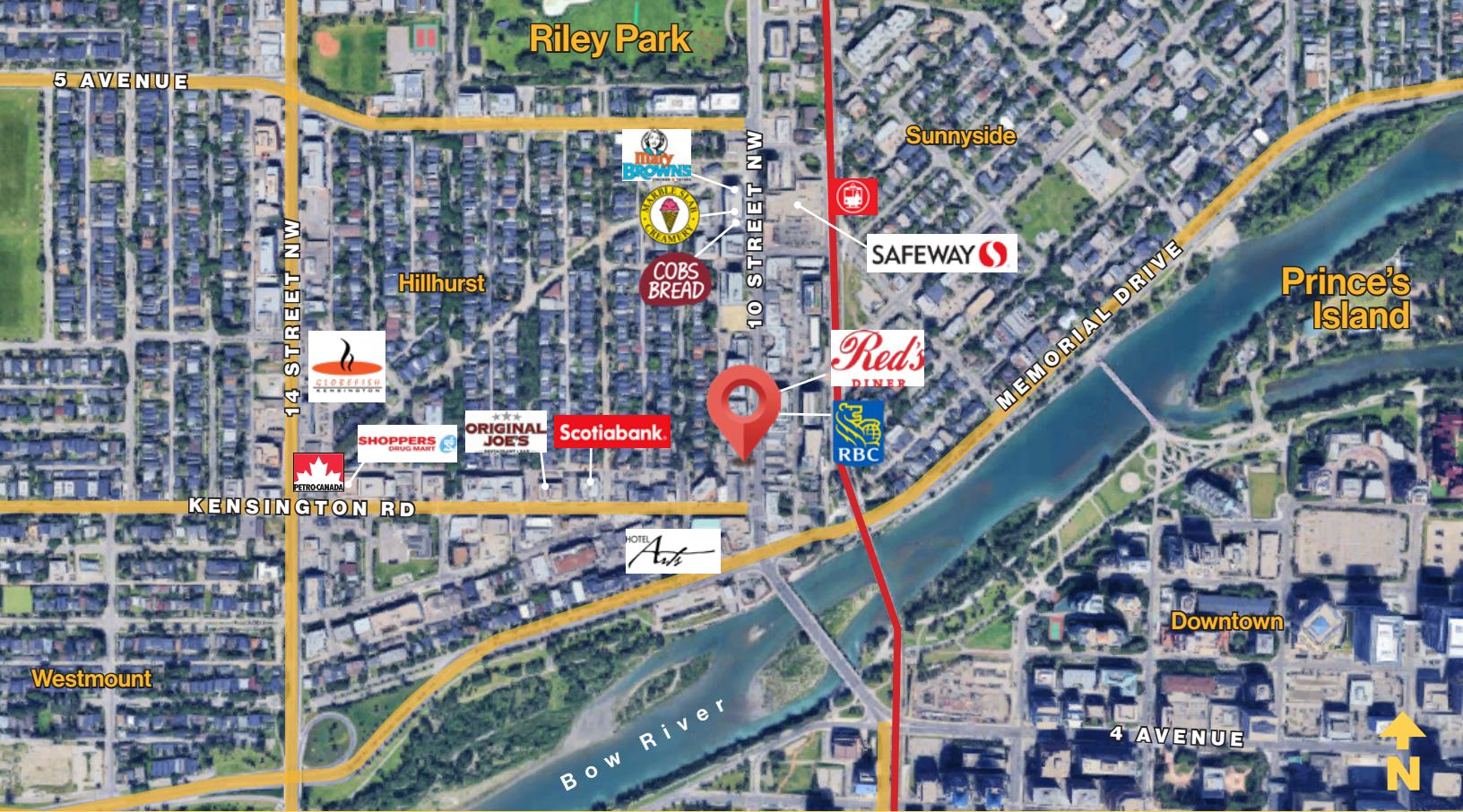
For Lease

205 10 Street NW | Calgary, AB



UNIT #205
1,207 SF





Thank you for your interest!

For More Info.



Olivia Bohdan

P 403.629.0809

E obohdan@blackstonecommercial.com



Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com

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

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.