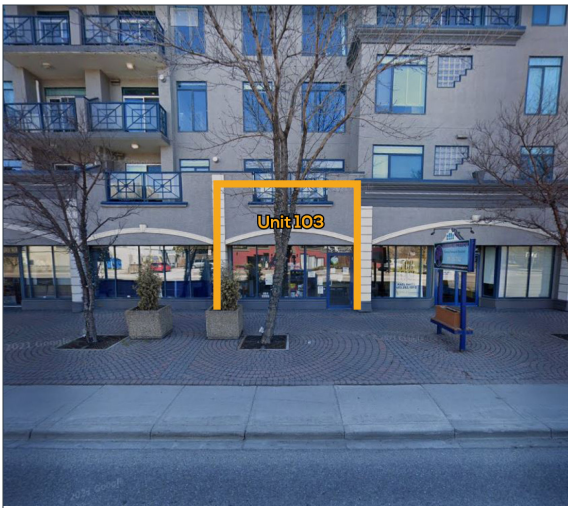


For Lease

POWERHOUSE DEMOGRAPHICS!
Dense, Affluent Surrounding Population

GREAT KENSINGTON LOCATION

**103, 4 - 14 STREET NW
CALGARY, ALBERTA**



HIGHLIGHTS

- High exposure, high traffic location on 14th Street NW
- Strong surrounding demographics, affluent, high density area
- Other tenants include: HBR & Co. (hair salon), Harmony Acupuncture and Health Care, & Sultan's Tent.
- Premises has a large open area with lots of west facing natural light, plus 2 offices, en suite washroom and stainless steel sink / wash station as required for many personal service uses.

PROPERTY DESCRIPTION

Lease Rate:	Market
Op Costs & Taxes:	\$16.00 psf est.
Size:	890 sq. ft.
Parking:	Lots of surface parking stalls for customers 2 heated indoor stall available for tenant use
Available:	Immediately

DEMOGRAPHICS



Zoning
C-COR 1



Neighbourhood
Kensington



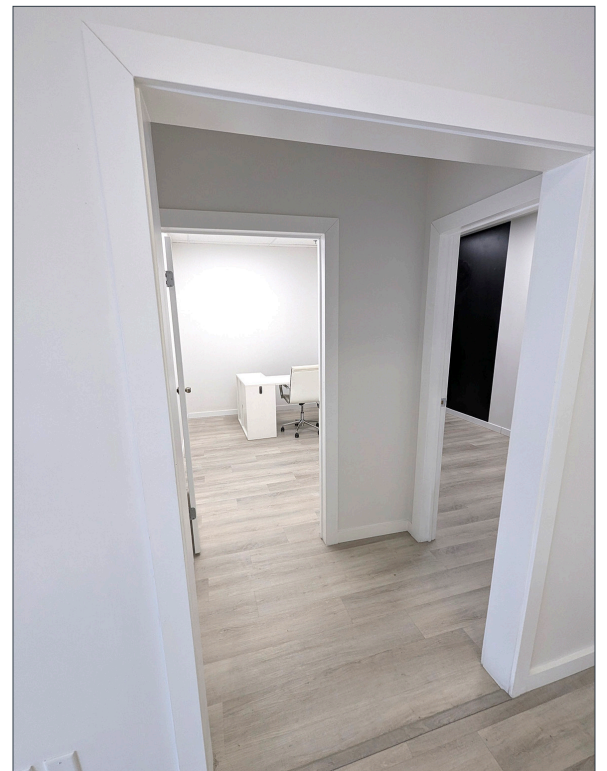
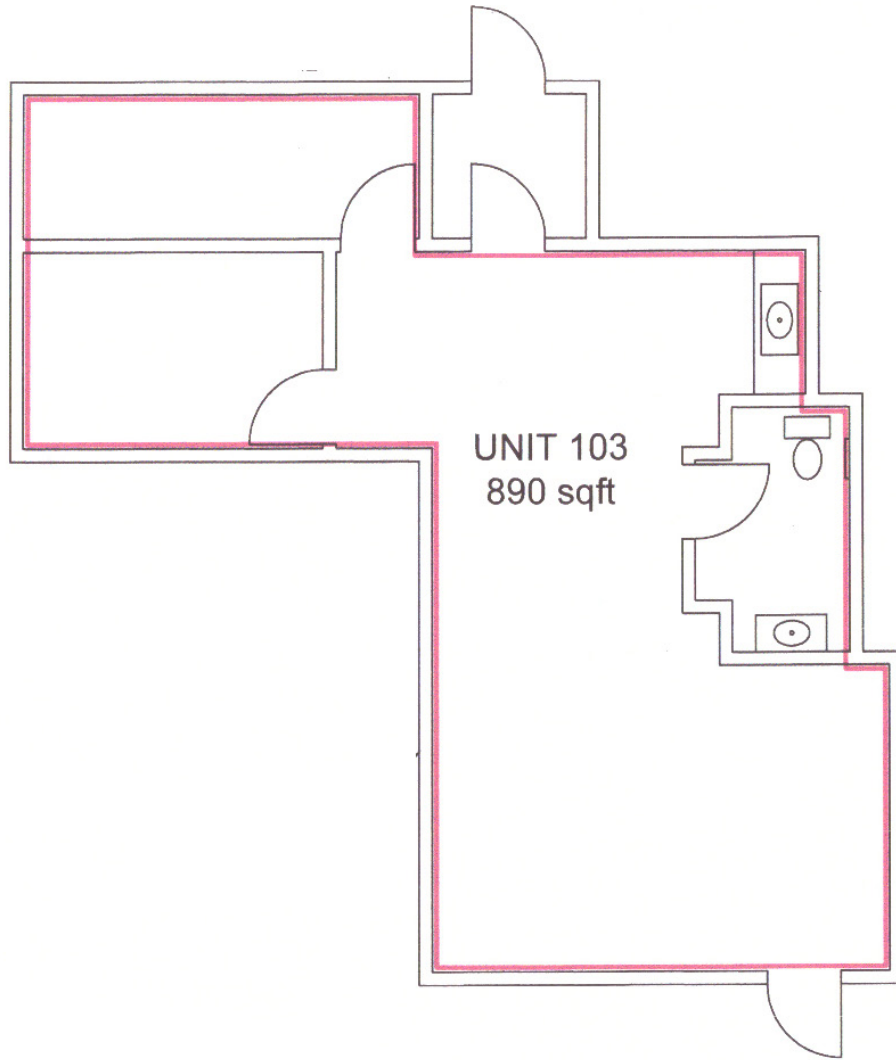
Traffic Count
39,000 vpd on 14 St.



Parking
Surface &
Parkade

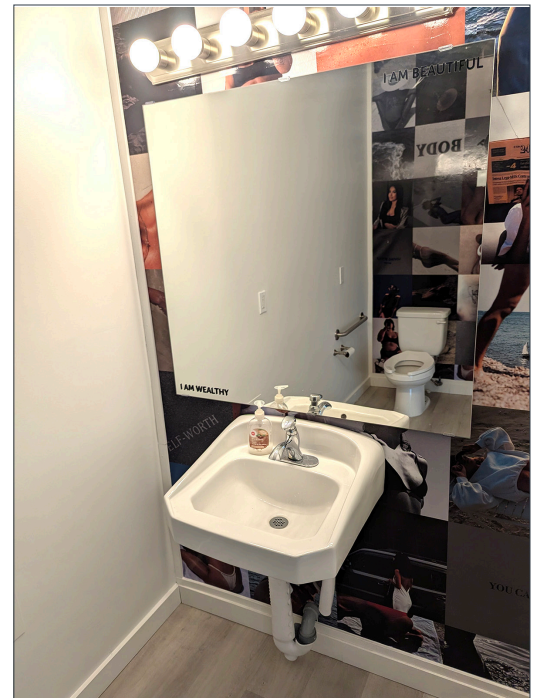
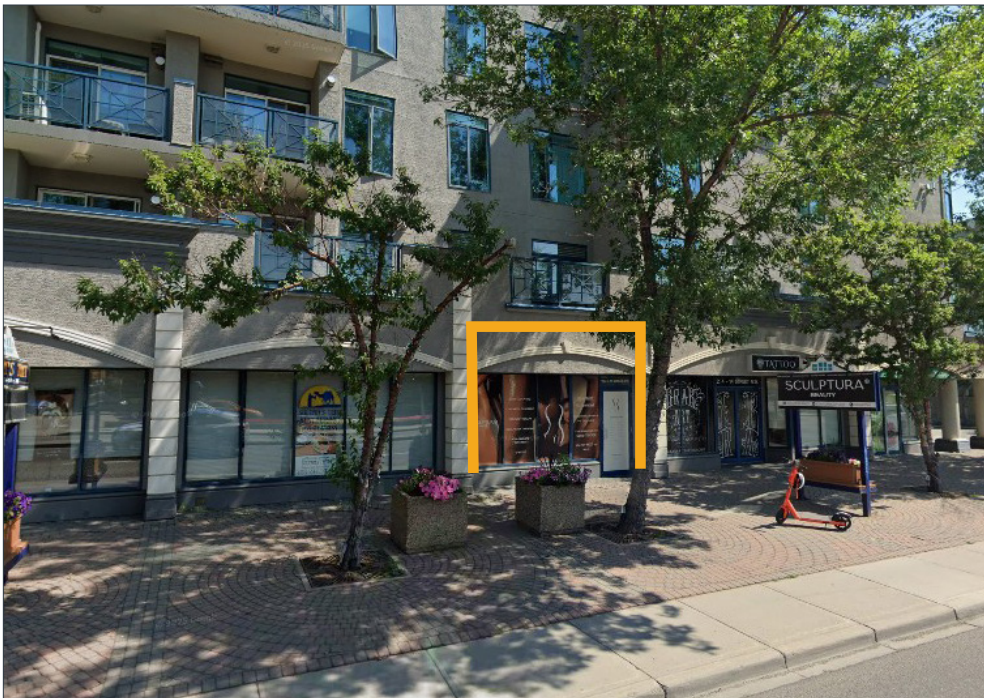
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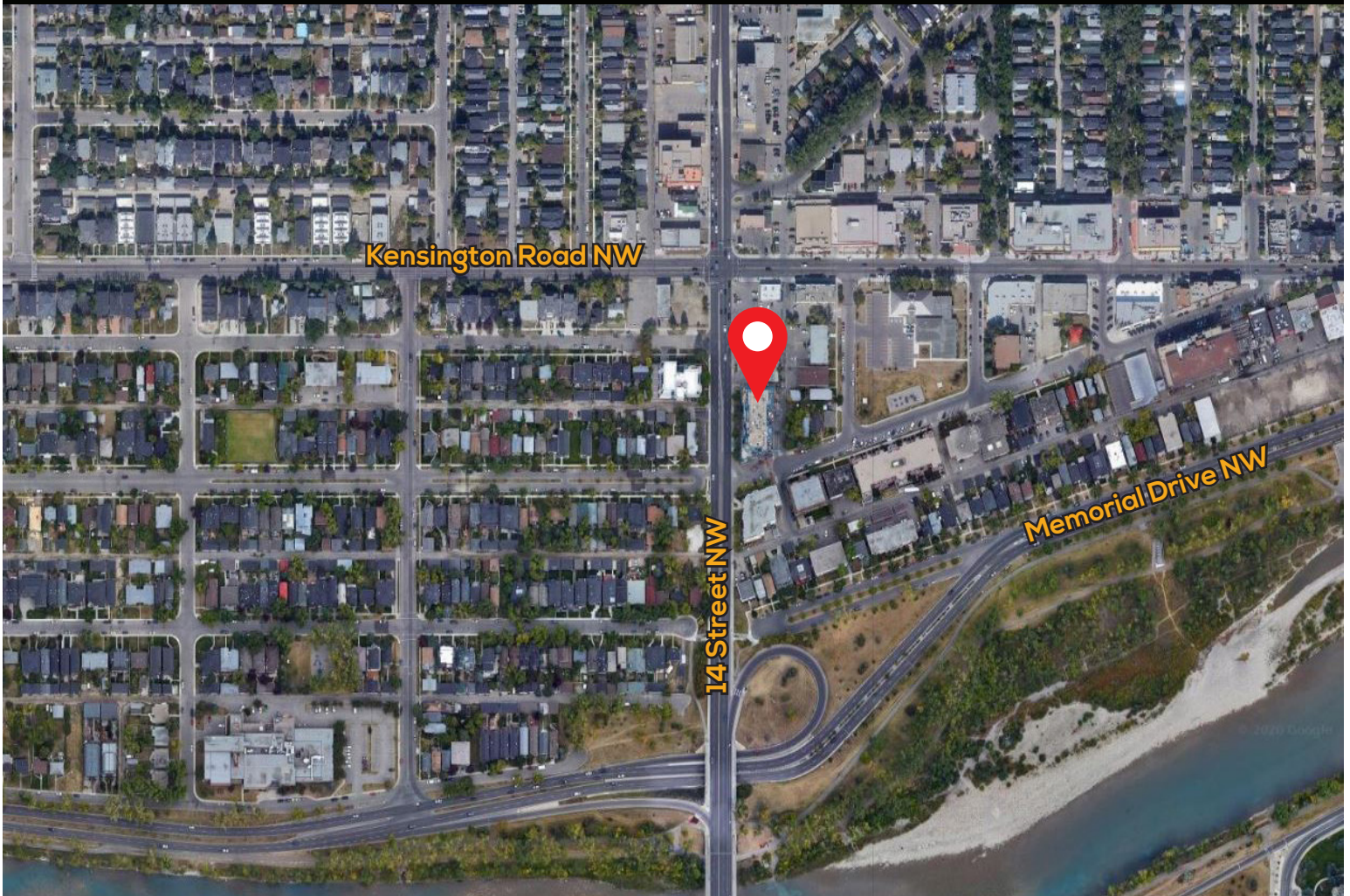
PHOTOS

4 - 14 Street NW, Calgary, Alberta



LOCATION

4 - 14 Street NW, Calgary, Alberta



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Kael Smith

Senior Associate

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