

**FOR
LEASE**

Sublease

Property Details

Leasable Area

Unit		Net Rate	Op Costs
Unit 5	1,800 ± sq. ft.	\$10.00 psf	\$3.95 psf

Available: 60 Days

Parking: Plenty

Zoning: I-G

4216 64th Avenue SE

Calgary, AB

- ▶ Sublease with term until October 30, 2022
- ▶ 1 washroom
- ▶ Front bay door
- ▶ Good Parking
- ▶ Very low operating cost
- ▶ Front reception area 20' x 12'

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

www.blackstonecommercial.com

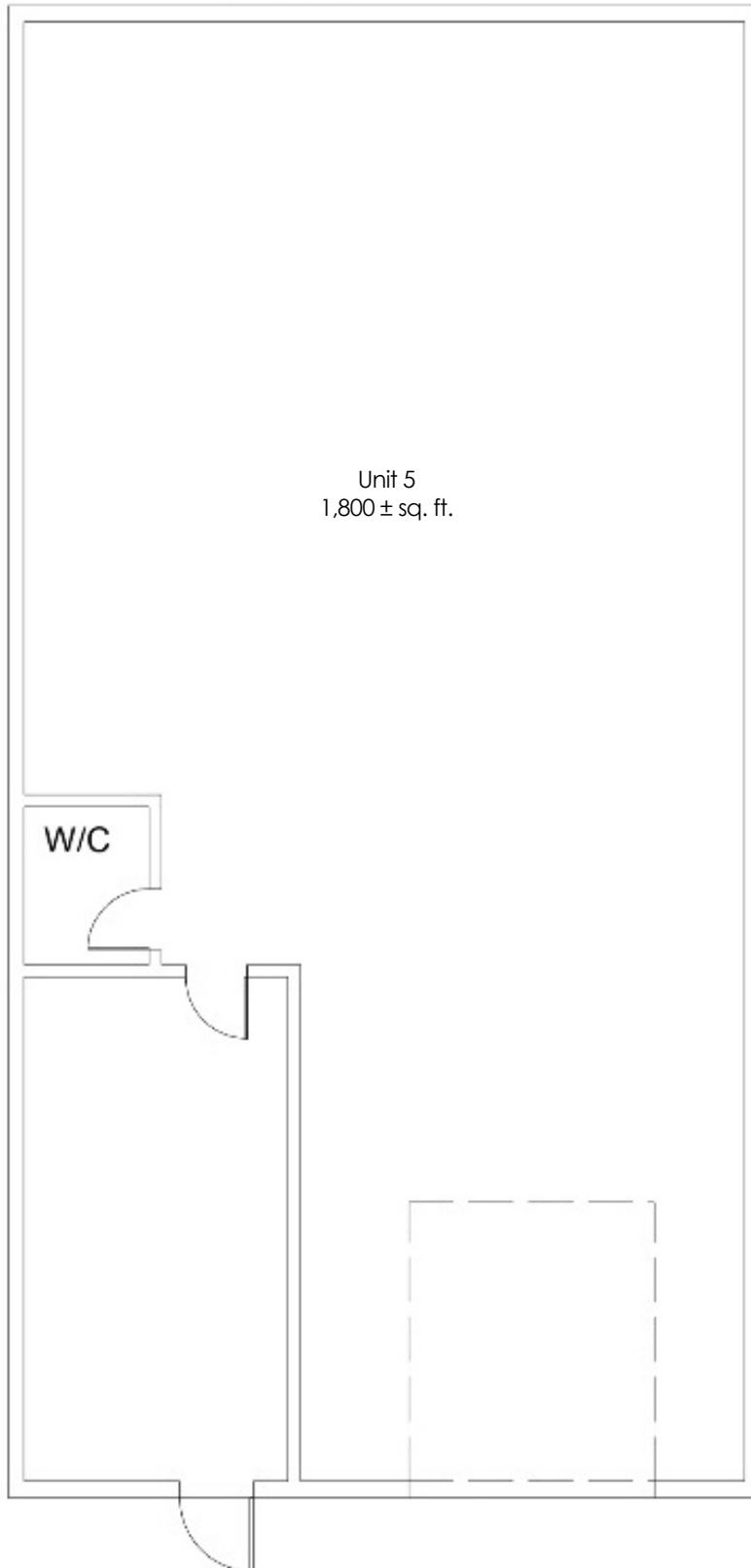
For Leasing or Sales Information Or An On-Site Tour Please Contact

David Mulholland | P (403) 291-8869 | dmulholland@BlackstoneCommercial.com

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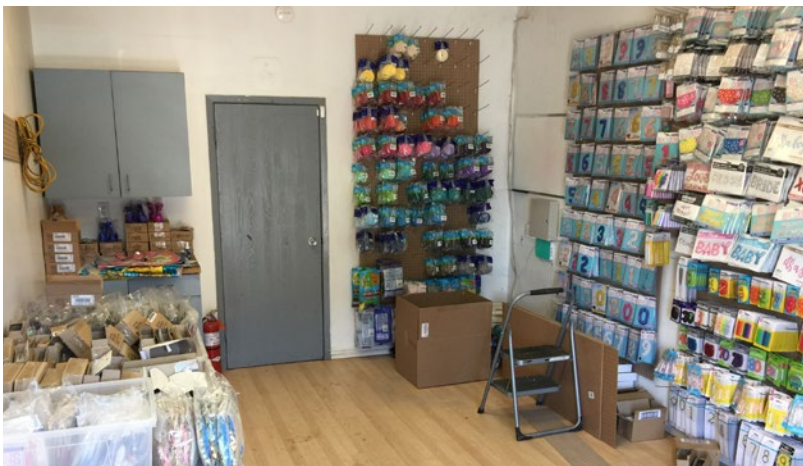
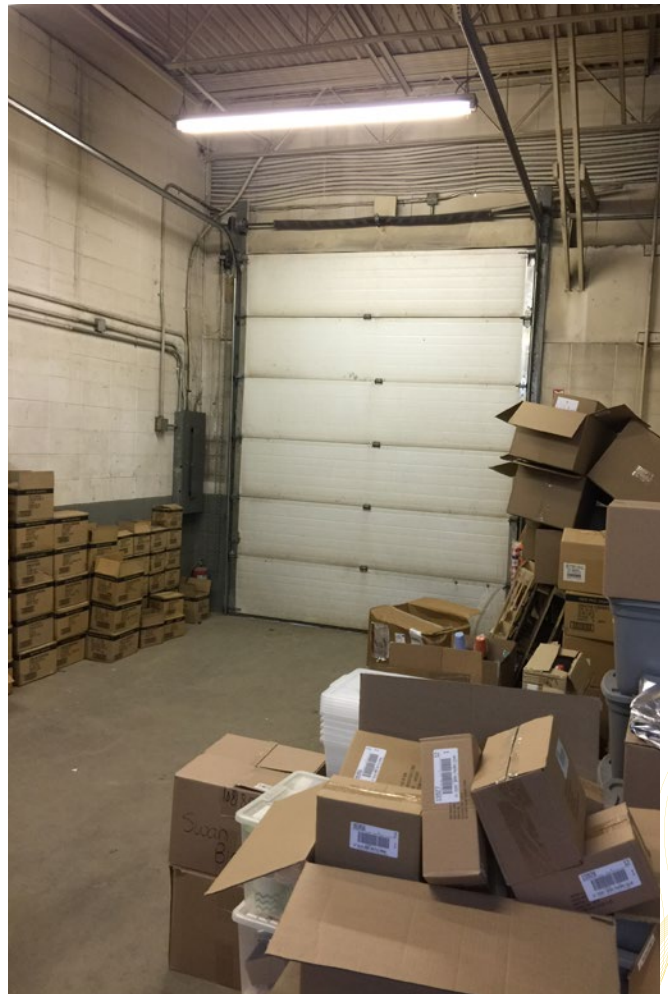
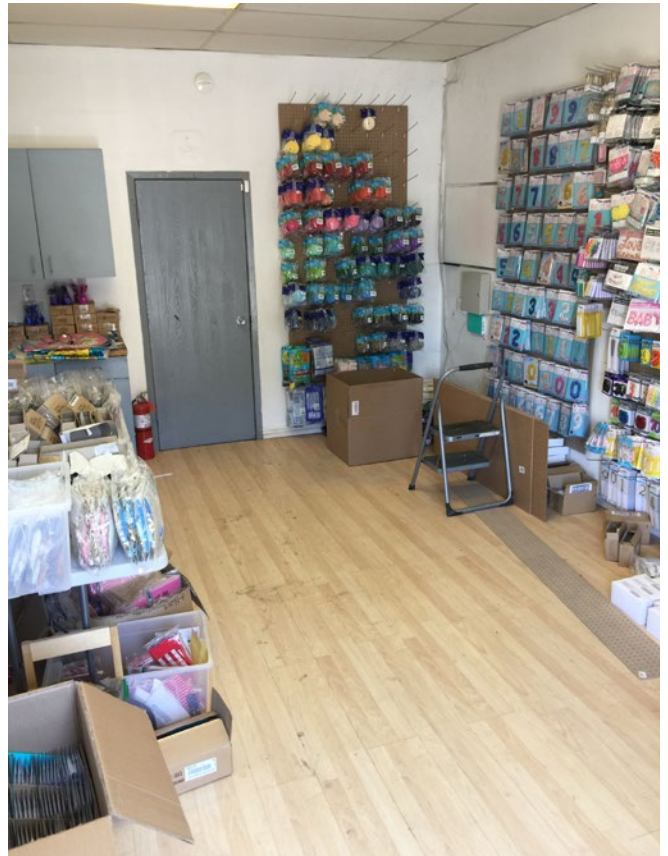
Floor Plan



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Photos



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Location



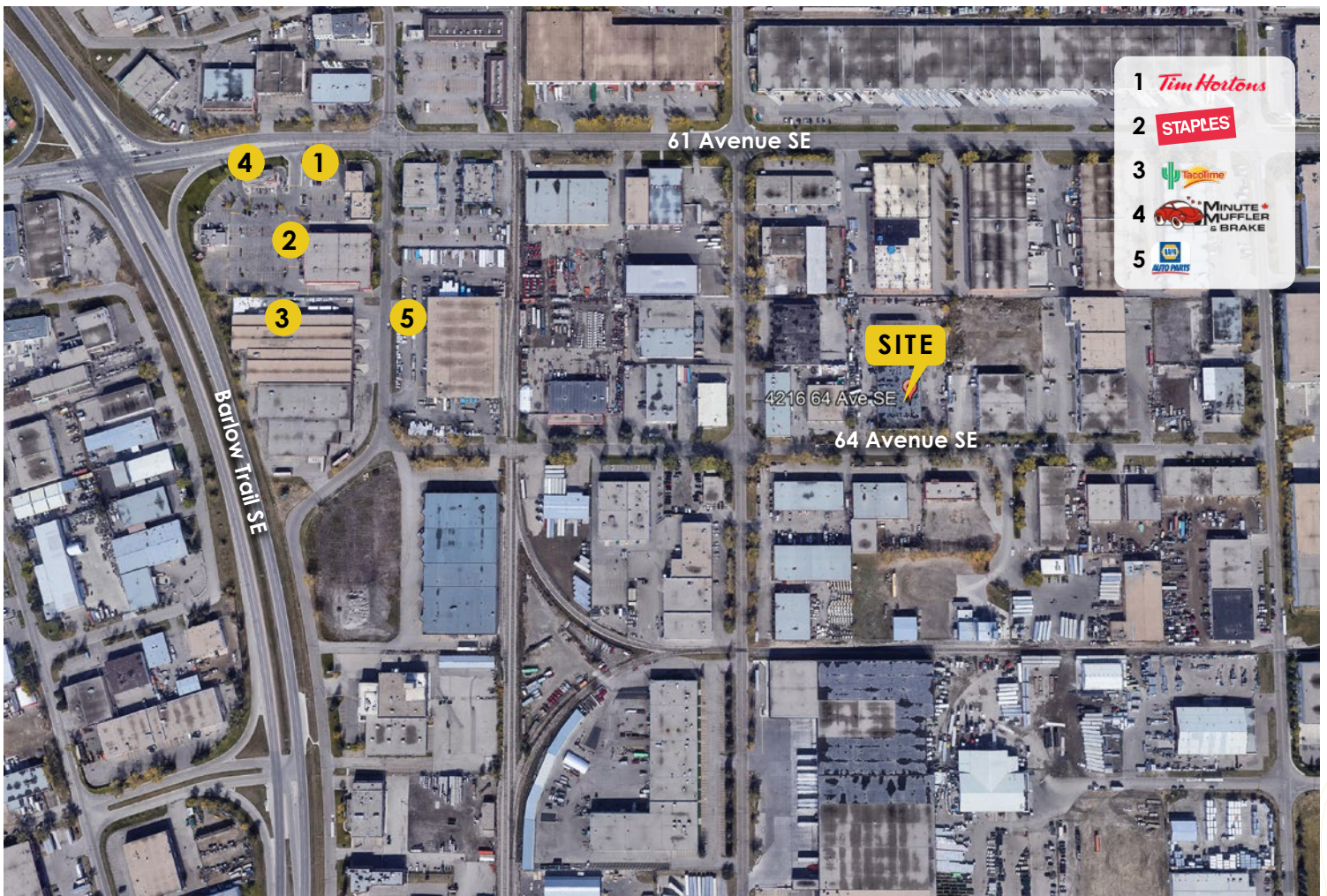
Demographics

👤 Population	3 KM	Calgary
2016 Census	16,198	1,438,344
2024 projection	18,221	1,694,811
Median age	40.6	37.9

🏠 Average Households		
2021	4,725	447,828
Persons per	2.8	2.9

💰 Household Income		
Average	\$81,861	\$135,974
Median	\$70,569	\$94,093

🚗 Daily Traffic Count		
Barlow Tr SE & 66 Ave SE S		22,000
Barlow Tr & 66 Ave N		22,000
61 Ave SE & 36 E		14,000



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