

Located in the Heart of Kensington

1204 Kensington Road NW Calgary, AB

FOR LEASE

Rentable Area	Net Rate	Op Costs
Size: 2,204 SF	Market	TBD

Legal: Plan Calgary 5609 J, Block "C", Lots Eight (8), Nine (9) and Ten (10)

Year Built: 1981

Tenancy: Multi

Zoning: C-COR1

Available: Immediately

Parking: 13 Stalls, ample parking close by

- ▶ Walk-in coolers and freezers
- ▶ Former Tim Hortons space, with some build-out
- ▶ Desirable inner city community
- ▶ Vibrant culture with annual events across the street
- ▶ Nearby affluent neighborhoods



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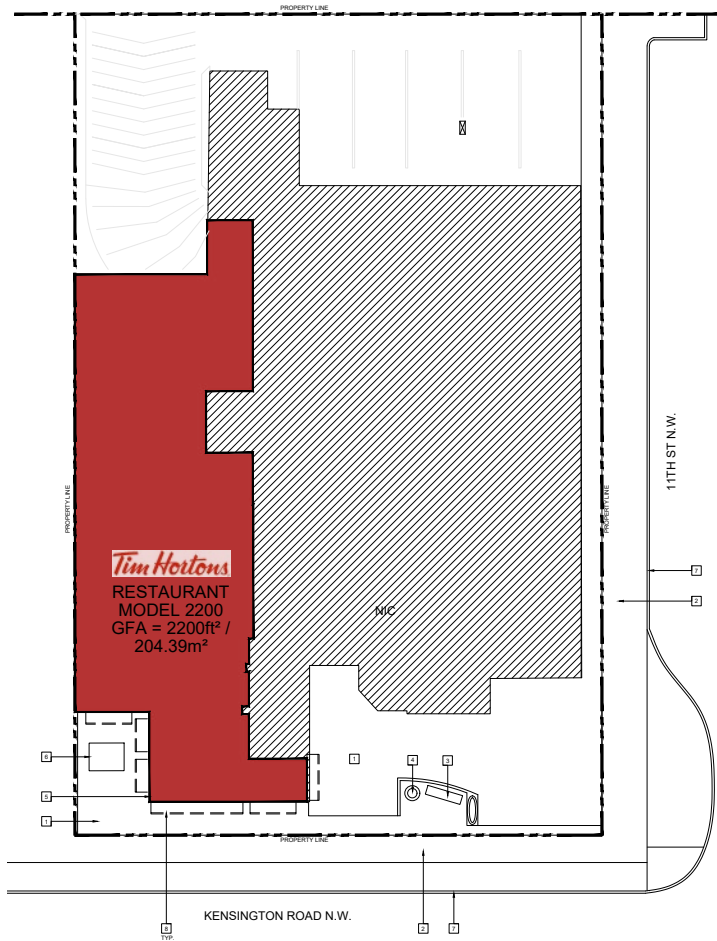
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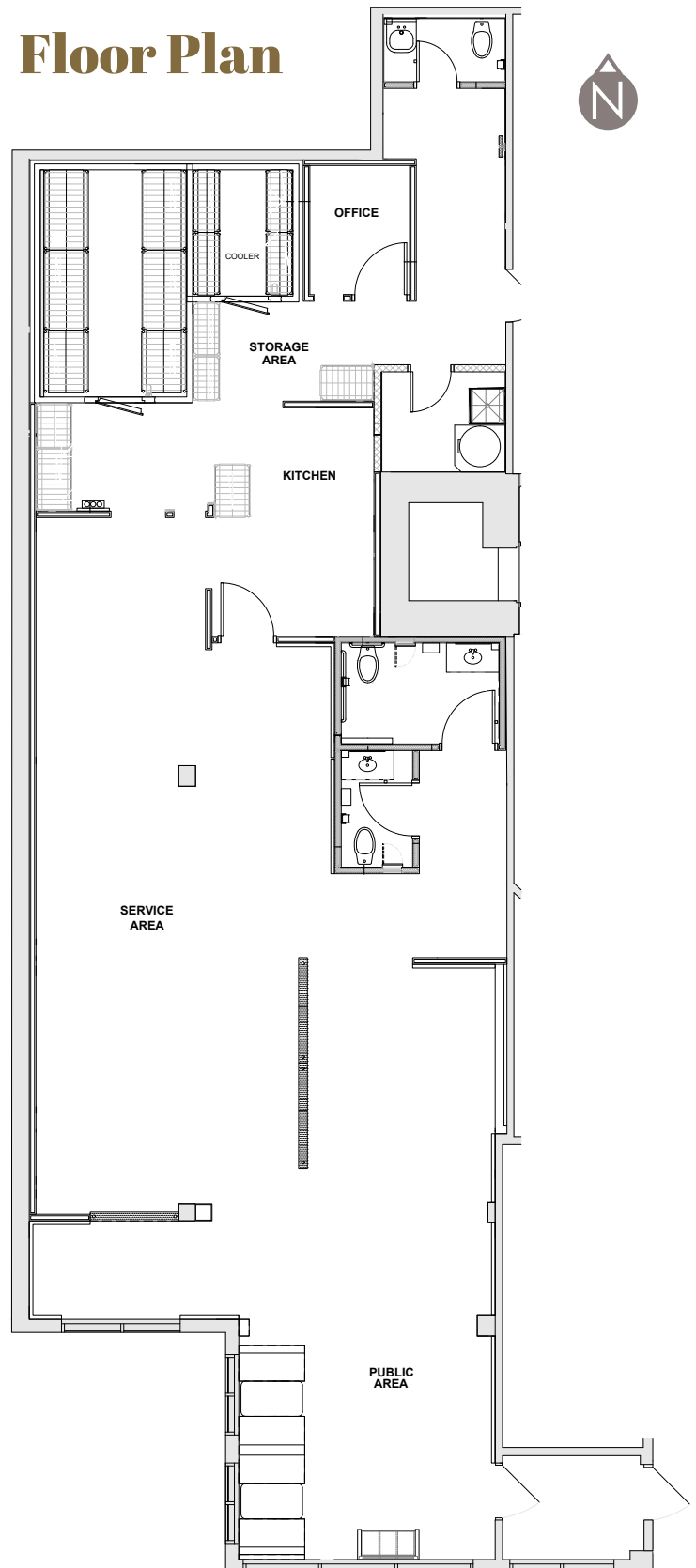
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Site Plan



Floor Plan







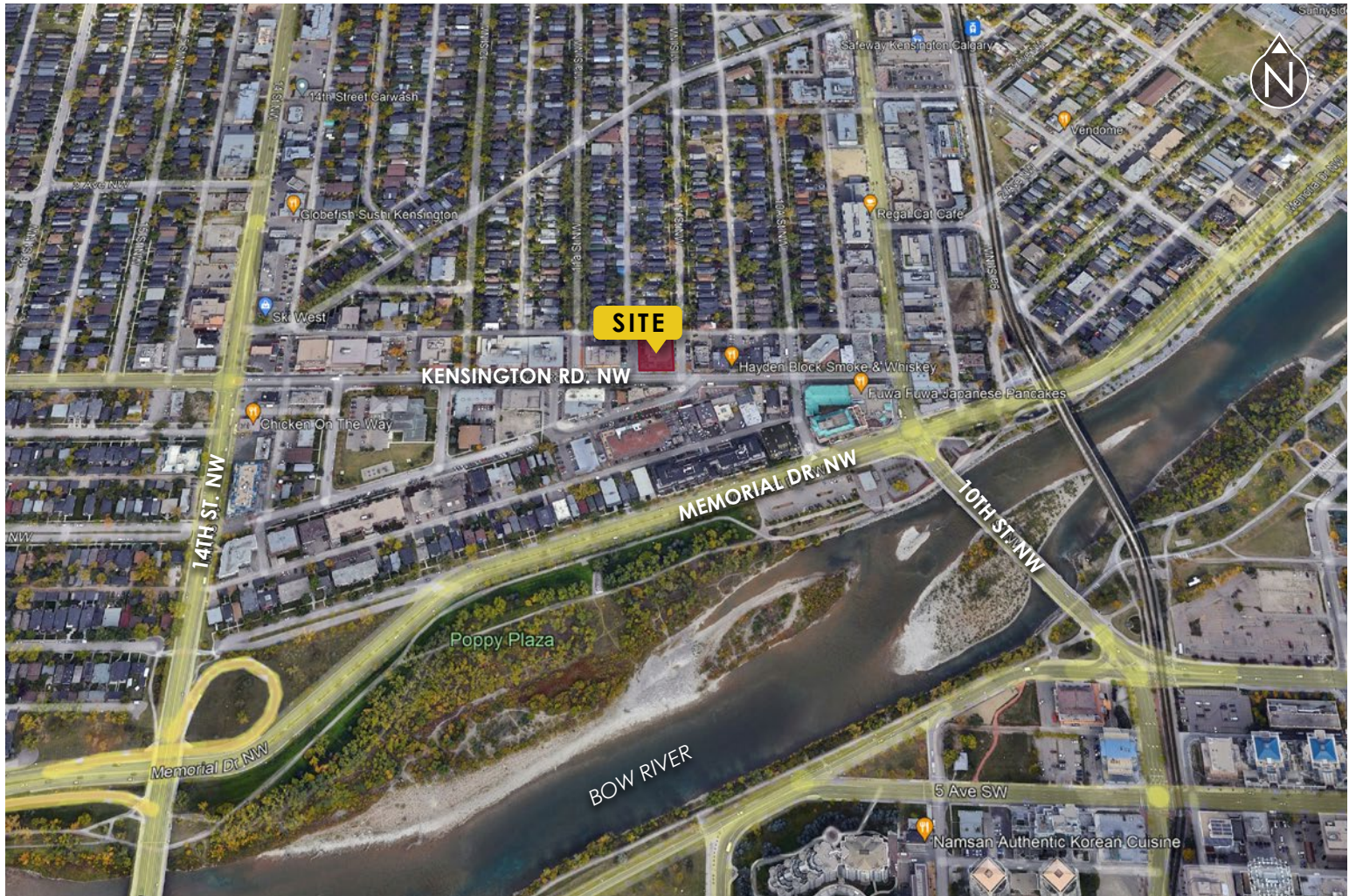
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Demographics

 Population	5 KM	10 KM
2022 estimate	66,424	642,037
2027 projection	72,861	708,175
Median age	37.6	38.9
 Average Households		
2022	120,287	273,339
Persons per	2	2.4
 Household Income		
Average	\$139,734	\$133,543
Median	\$80,679	\$82,727
 Daily Traffic Count		
Memorial & 10A Street		38,000
Memorial Drive & 13 Street NW		32,000
Kensington Road NW		10,000



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