

FOR LEASE KENSINGTON

Second Floor Commercial Space
in the Heart of Kensington



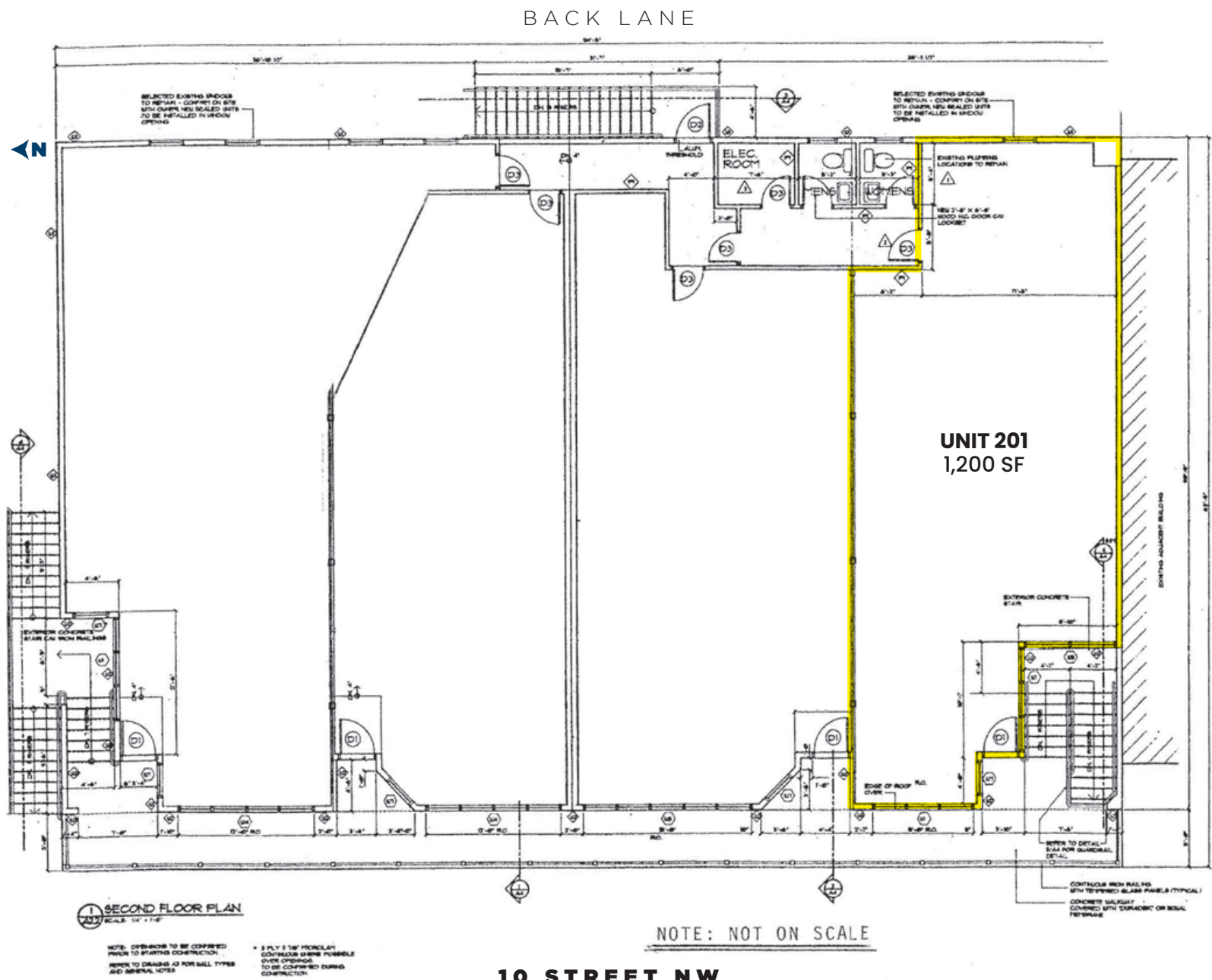
UNIT 201 – 320 10 STREET NW / CALGARY, ALBERTA

 **Mahmud Rahman** President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

 **Randy Wiens** Senior Associate | Retail Division
403.519.5062 | rwiens@cdnglobal.com

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FLOOR PLAN



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

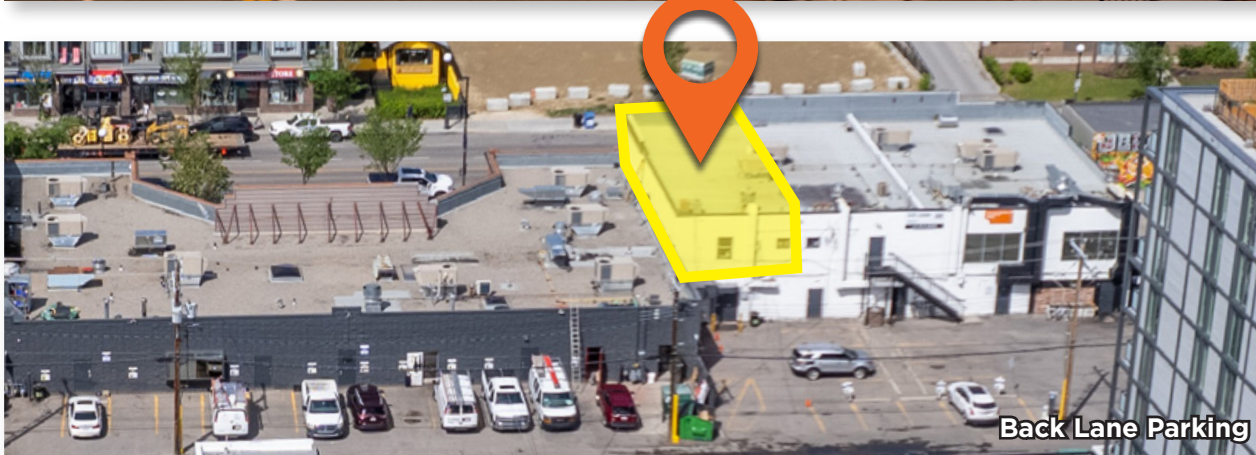
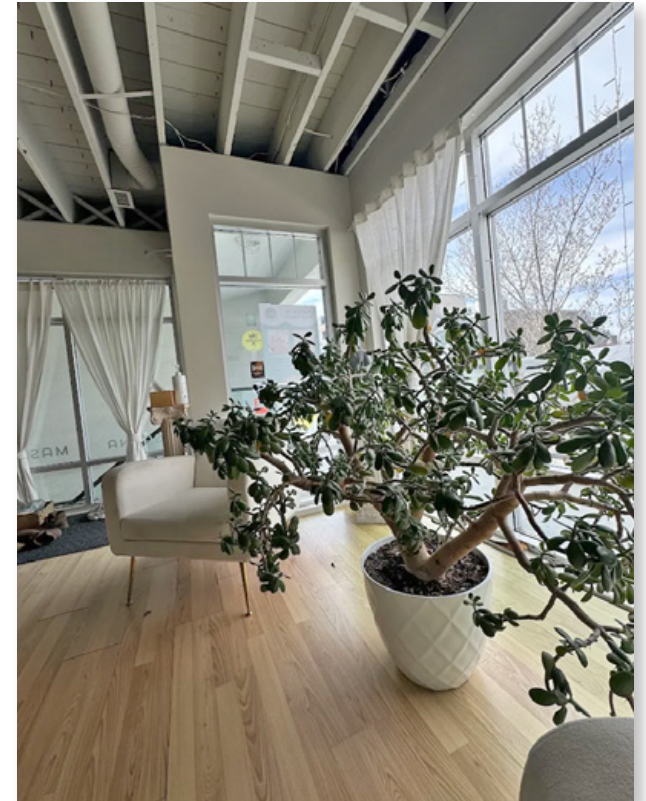
Size Available	1,200 SF
Availability	October 1, 2026
Gross Rate	Market
Op Costs	\$13.05 PSF + Property Taxes: \$9.33 PSF
Signage	Available, \$36/mth
Zoning	C-COR1
Parking	15 Surface Stalls for Building + Street
Construction	Masonry

PROPERTY FEATURES

- Highly visible, high-profile retail opportunity in the heart of Kensington, one of Calgary's premier inner-city shopping and lifestyle districts
- 1,200± SF second-floor walk-up unit with excellent exposure along 10 Street NW
- Prominent positioning along one of Kensington's primary commercial corridors
- Located within a vibrant, pedestrian-oriented retail and lifestyle hub
- Surrounded by popular cafés, restaurants, boutiques, services, and destination retailers
- Strong pedestrian, commuter, and neighbourhood traffic throughout the day
- Minutes from SAIT and Alberta University of the Arts, supporting consistent student and daytime activity
- Recommended for specialty retail, showroom, boutique fitness, beauty, wellness, tattoo, creative, and experiential retail concepts
- Steps from the Bow River pathway system and minutes from Downtown Calgary
- Transit-friendly location with convenient access by foot, bike, vehicle, and LRT



PROPERTY HIGHLIGHTS





-  **Neighbourhood**
Sunnyside
-  **Household Income**
\$76,935
-  **Population 3km**
155,813
-  **Median Age**
36.9
-  **Grocery & Shopping**
-  **Bus / Train Routes**
-  **Health & Wellness**
-  **Cycle paths**
-  **Restaurants & Fast Food**

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5740 2 Street SW, Suite 102, Calgary, Alberta T2H 1Y6 www.cdnglobal.com

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