



# FOR LEASE

KENSINGTON

Affordable Boutique  
Commercial Space in the  
Heart of Kensington



10 STREET NW

UNIT C (BACKSIDE) 314 10 STREET NW / CALGARY, ALBERTA

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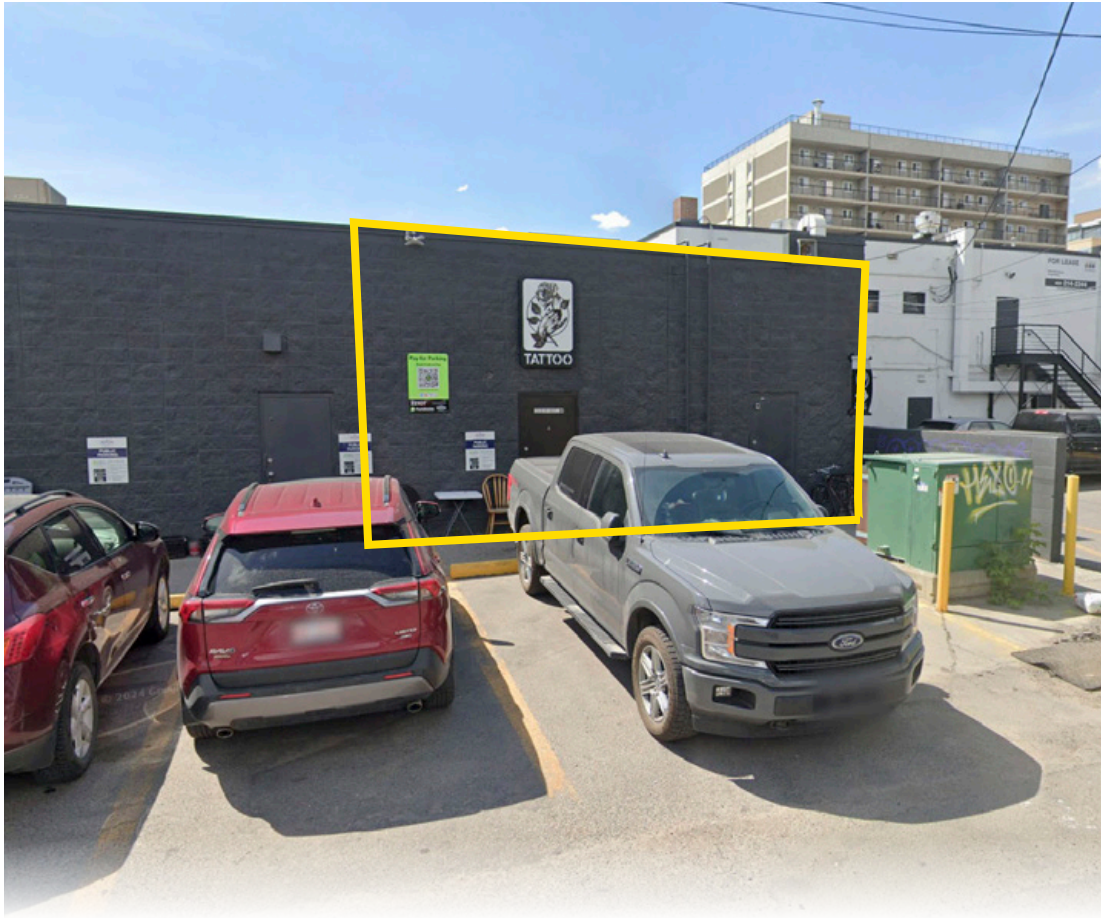


# TRANSIT ADJACENT





# PROPERTY HIGHLIGHTS

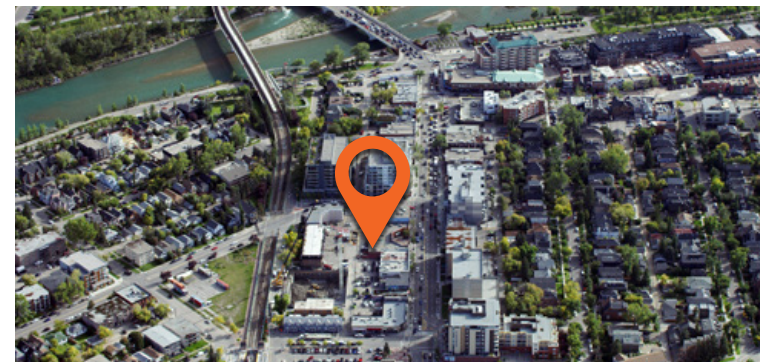


## PROPERTY OVERVIEW

|                       |                       |
|-----------------------|-----------------------|
| <b>Size Available</b> | 675 SF                |
| <b>Availability</b>   | Immediate             |
| <b>Gross Rate</b>     | \$3,500               |
| <b>Zoning</b>         | C-COR1                |
| <b>Parking</b>        | Paid Surface + Street |
| <b>Signage</b>        | Available             |

## PROPERTY FEATURES

- Prime leasing opportunity in the heart of Kensington—Calgary's premier inner-city shopping and lifestyle district.
- Affordable entry point into one of Calgary's highest-demand retail markets.
- Character space tucked within a vibrant pedestrian-oriented commercial hub.
- Surrounded by acclaimed cafés, boutiques, restaurants, and destination retailers.
- Exceptional pedestrian, commuter, and neighbourhood traffic throughout the day.
- Minutes from SAIT and Alberta University of the Arts, driving consistent daytime activity.
- Ideal for tattoo, beauty, wellness, creative, and studio-based businesses.
- Steps from the Bow River pathway system and minutes to Downtown Calgary.
- Transit-friendly location with excellent access by foot, bike, vehicle, and LRT.







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