

For Lease

500 SF
of RETAIL SPACE
IN KENSINGTON!!

GREAT KENSINGTON LOCATION

454 14 STREET NW
CALGARY, ALBERTA



HIGHLIGHTS

- High exposure, high traffic location on 14th Street NW.
- Strong demographics – affluent, high density area.
- Located within the west edge of Kensington.
- Newer, high quality construction.
- Large signage space facing 14th Street NW.

PROPERTY DESCRIPTION

Net Lease Rate:	Market
Op Costs & Taxes:	\$15.42 psf est.
Sizes:	500 sq. ft. +/-
Parking:	Surface parking stalls for customers
Available:	Immediate

DETAILS



Zoning
C-COR 1



Neighbourhood
Hillhurst



Traffic Count
37,000 vpd on 14 St.



Parking
Surface

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | **Commercial**
Real Estate Solutions

PHOTOS

454 14 Street NW, Calgary, Alberta



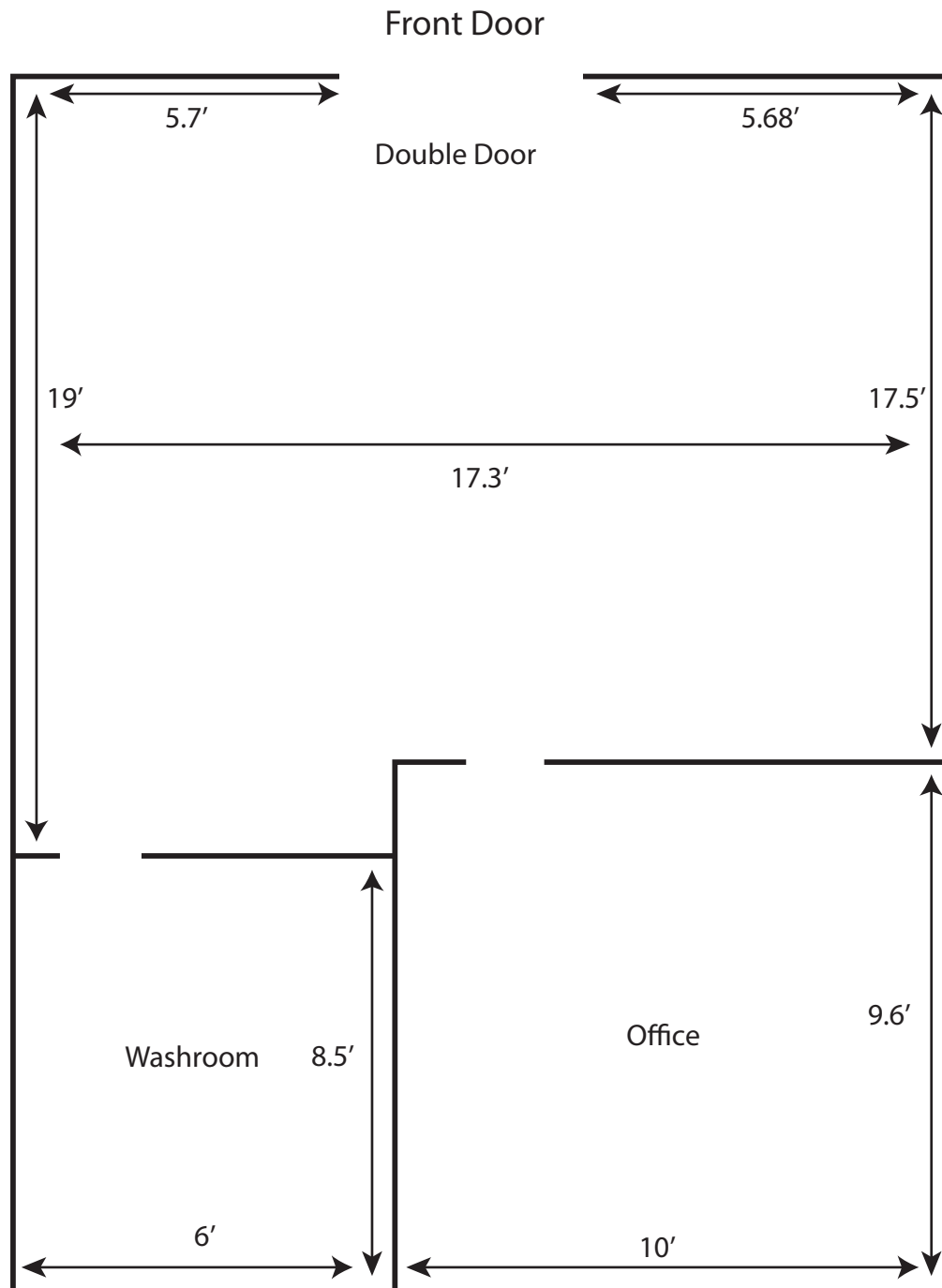
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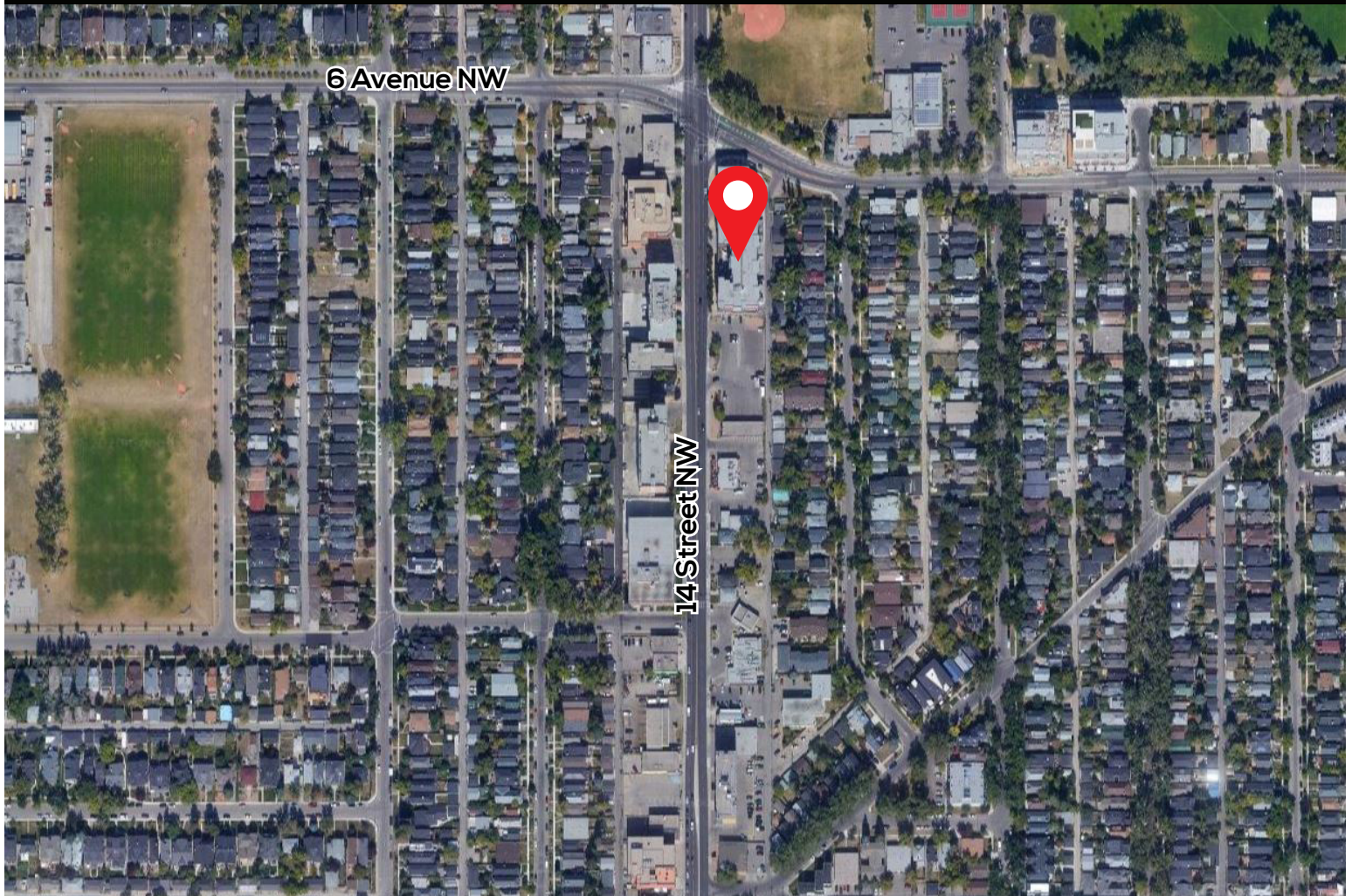
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LOCATION

454 14 Street NW, Calgary, Alberta



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