

For Lease



# GREAT KENSINGTON LOCATION

108, 4 - 14 STREET NW  
CALGARY, ALBERTA



## HIGHLIGHTS

- Former lash studio. Built out with reception area, open practitioner area and 2 private rooms. **(sinks/water in open area and private rooms).**
- High exposure, high traffic location on 14th Street NW.
- Strong surrounding demographics.
- Great 'body and beauty' theme at the building - other tenants include HBR & Co. (hair salon), Sculptura, Harmony Health Care & Acupuncture, Grab Art Tattoo Studio, & Sultan's Tent (restaurant).

## PROPERTY DESCRIPTION

<b>Lease Rate:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$17.02psf est.
<b>Size:</b>	750 sq. ft.
<b>Parking:</b>	Lots of free surface parking stalls for customers 1 indoor stall available for tenant's use
<b>Available:</b>	Immediately

## DEMOGRAPHICS



**Zoning**  
C-COR 1



**Neighbourhood**  
Kensington



**Traffic Count**  
39,000 vpd on 14 St.

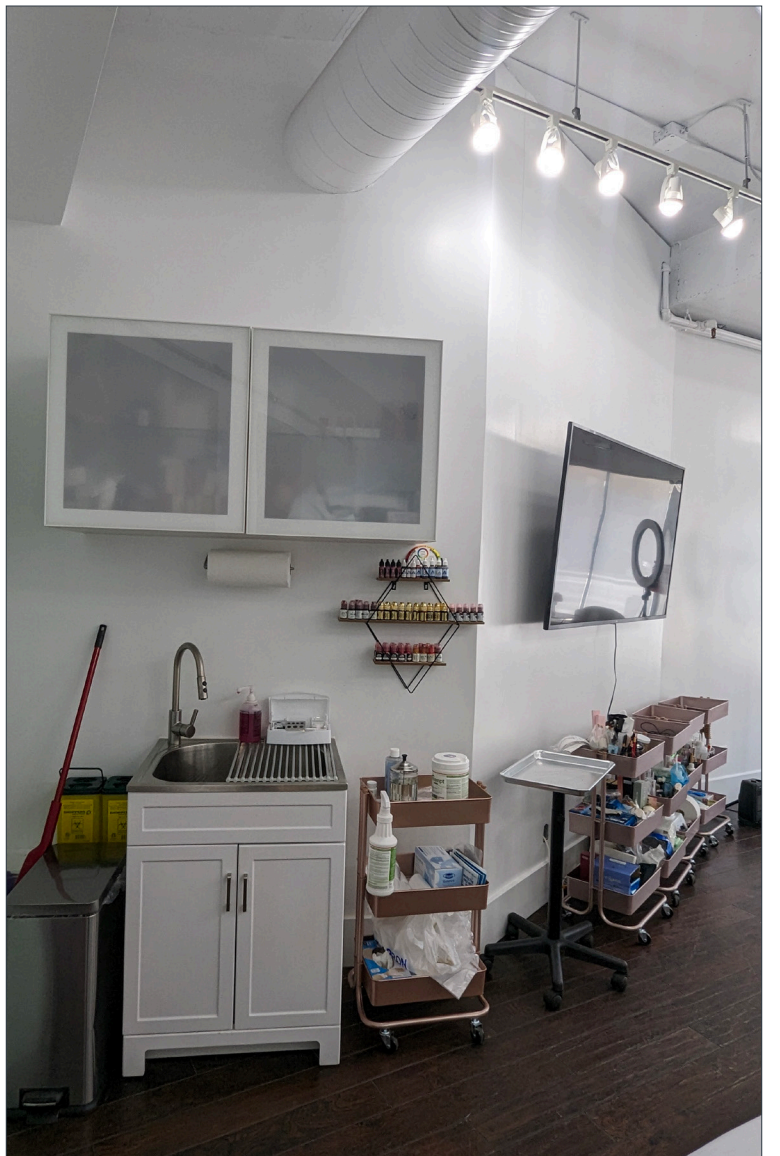


**Parking**  
Surface & Parkade

**HEAD OFFICE**  
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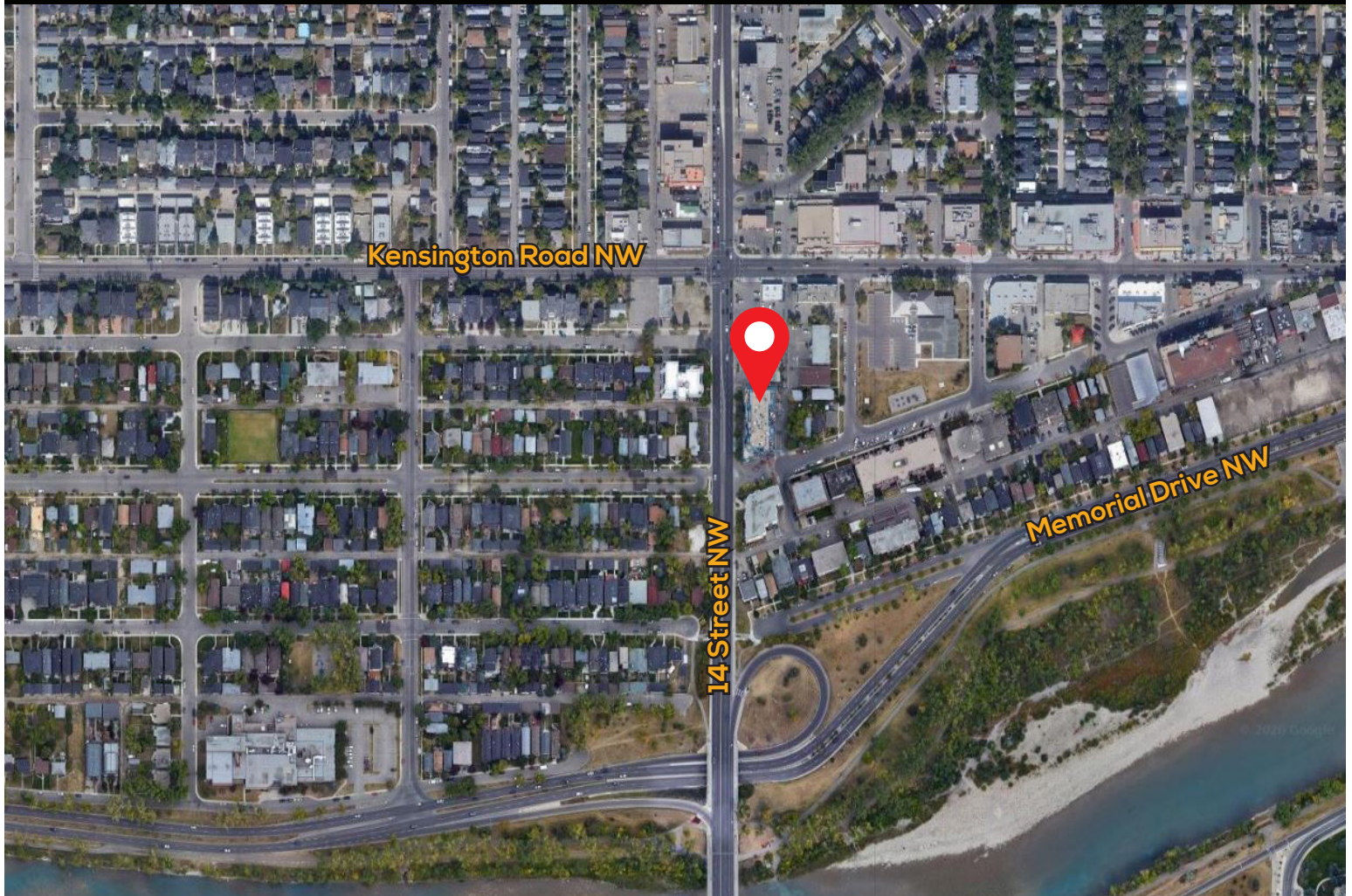






# LOCATION

4 - 14 Street NW, Calgary, Alberta



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