



217 10 Street NW, Calgary AB

Busy & Pedestrian-Friendly Kensington

PROPERTY DETAILS

Unit Size	2,789 SF
Rental Rate	Market
Op Costs	\$16.00 PSF (Est. 2025)
Availability	Immediate
District	Kensington
Zoning	DC
Parking	Street, 5 designated stalls (adjacent)

- Prime Kensington Location with high foot traffic and visibility
- Steps from SAIT, The Alberta College of the Arts, and the Jubilee Auditorium
- Direct access to the river and just across from Downtown Calgary
- Located on 10 Street, a major commuter route into downtown
- 300 SF Patio with pergola and turn-key restaurant setup
- Street parking and 5 designated spots in North Lot
- Surrounded by high-density residential and vibrant local businesses



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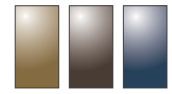
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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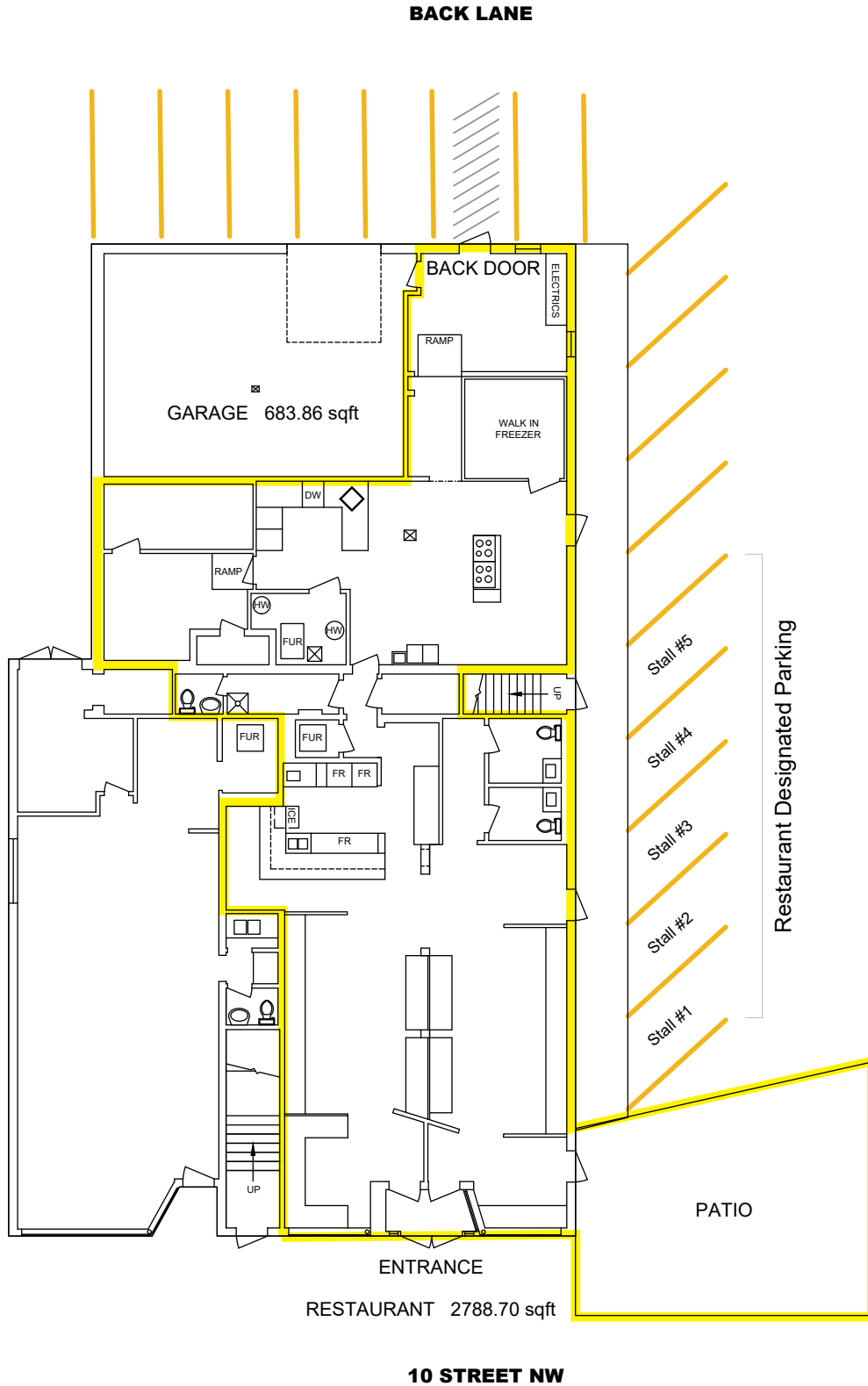
For Lease

217 10 Street NW | Calgary, Alberta

Prime Restaurant Space in Vibrant Kensington



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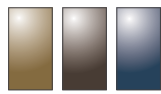
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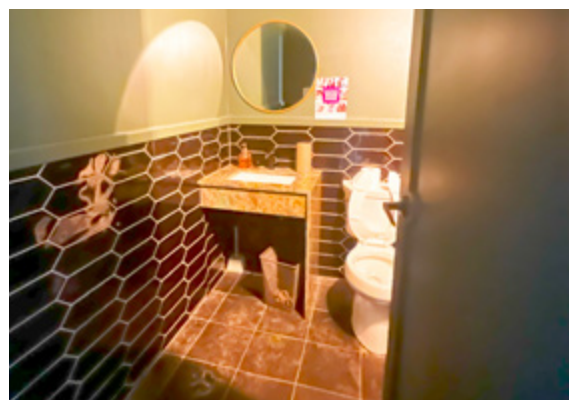


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NEIGHBORHOOD
Kensington



POPULATION
130,699



MEDIAN AGE
37.8



HOUSEHOLD INCOME
\$77,775



TRAFFIC COUNT
38,000 VPD | Memorial & 10A Street
15,000 VPD | Kensington Rd & 10 Street



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For more information, please contact one of our associates.

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