

**FOR
LEASE**



RETAIL ENDCAP

Property Details

Leasable Area

Unit		Net Rate	Op Costs
Unit 1	807 ± sq. ft.	Market	TBD
Unit 2	1,453 ± sq. ft.	Market	TBD
Live/Work	484 - 678 ± sq. ft.	Market	TBD

Zoning: DC- Direct Control

Available: Q2/Q3 2022

Parking: Street/Parkade

Bankview 19/14

1444-1508 19th Avenue SW, Calgary, AB

- ▶ Brand new mixed use building just off of 14A Street and 19th Avenue SW
- ▶ Live/work options available on main floor and residential above
- ▶ Close proximity to 17th Avenue SW which is one of Calgary's main retail and entertainment hubs hosting tenants such as Popeyes Louisiana Kitchen, McDonald's, Jamesons Pub, Scotiabank, League Fitness within walking distance

Blackstone

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

P (403) 214-2344

www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact

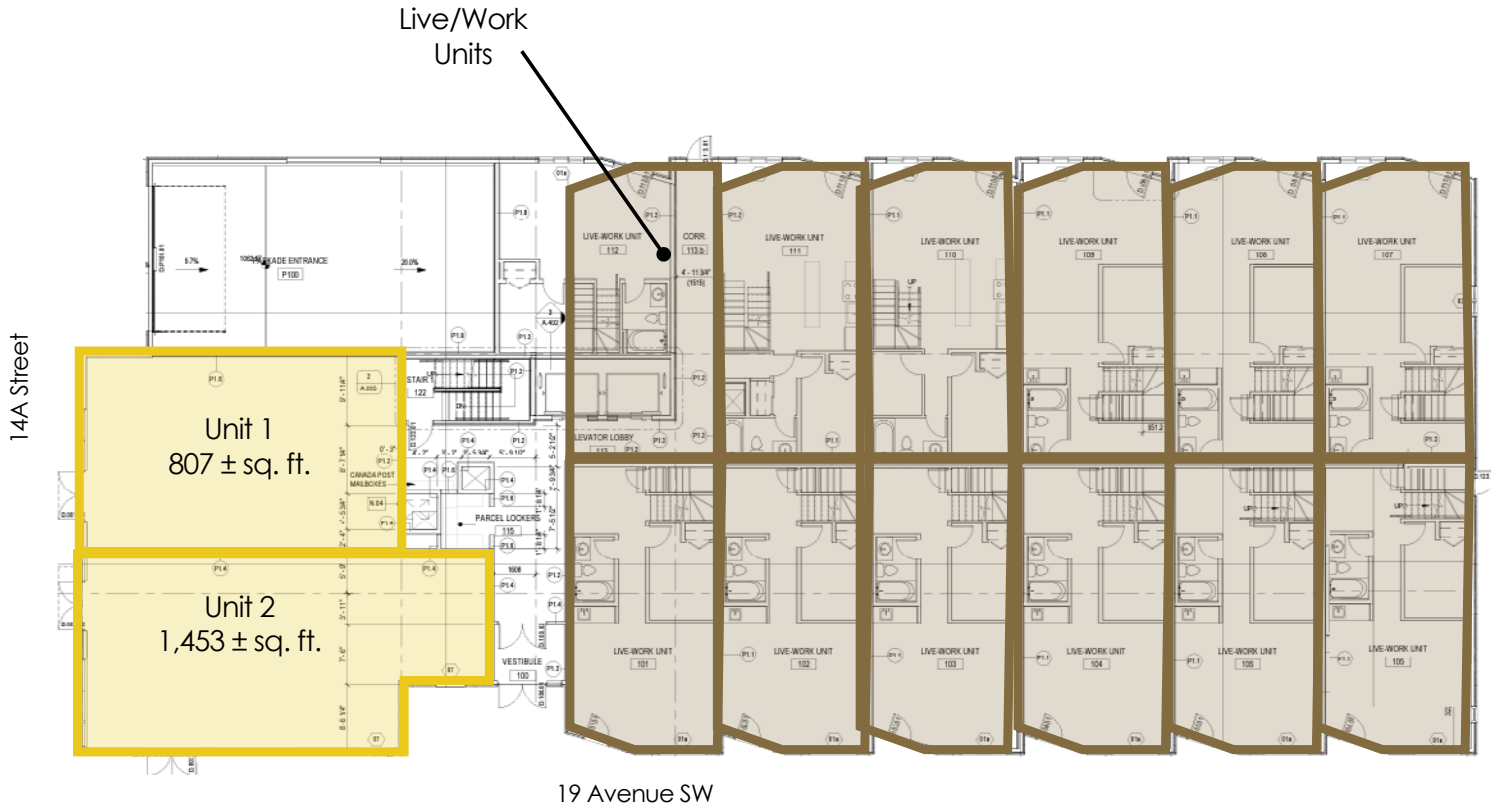
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Bankview 19/14

1444-1508 19th Avenue SW, Calgary, AB

Site Plan



Bankview 19/14

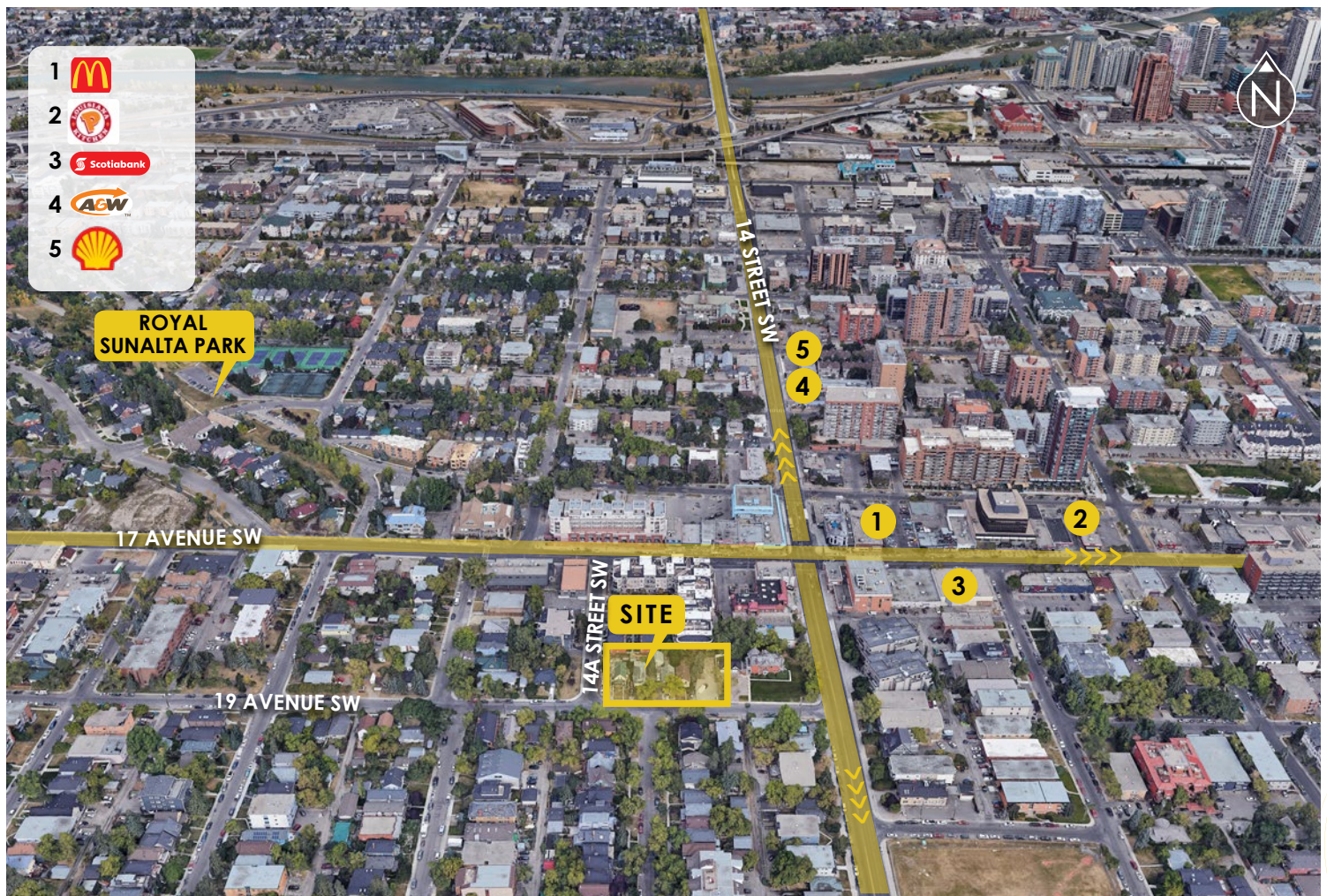
1444-1508 19th Avenue SW, Calgary, AB

Location



Demographics

👤 Population	3 KM	Calgary
2021 estimate	127,443	1,585,283
2024 projection	134,715	1,694,811
Median age	36.9	37.9
🏠 Average Households		
2021	68,457	585,204
Persons per	1.9	2.7
💰 Household Income		
Average	\$151,287	\$135,974
Median	\$82,152	\$94,093
🚗 Daily Traffic Count		
15 Ave SW & 14 Street SW		27,000
17 Ave SW & 12 Street SW		13,000
120 Ave SW & 14 Street SW		17,000



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