

**FOR
LEASE**



Property Details

Leasable Area

Unit		Net Rate	Op Costs
Unit 1	1,259 ± sq. ft.	Market	TBV
Unit 2	732 ± sq. ft.	Market	TBV
Unit 3	721 ± sq. ft.	Market	TBV
Residential	362 - 1,108 ± sq. ft.	Market	TBV
Live/Work	455 - 1,108 ± sq. ft.	Market	TBV

Zoning: MU=1F3.4H22
Mixed Use - General
Ceiling: 13' Commercial and 11' L/W
Power: 150amps (110-208v)
Available: Q2 2022
Parking: Available

Trail 19 - Edmonton Trail

256-264 19th Avenue NE, Calgary, AB

- ▶ Brand new mixed use building just off of 19th Street NE and Edmonton Trail
- ▶ Live/work options available on main floor and residential above
- ▶ Adjacent to tenants such as the Italian Super Market, Chianti and BK liquor
- ▶ Located in the community of Tuxedo Park

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

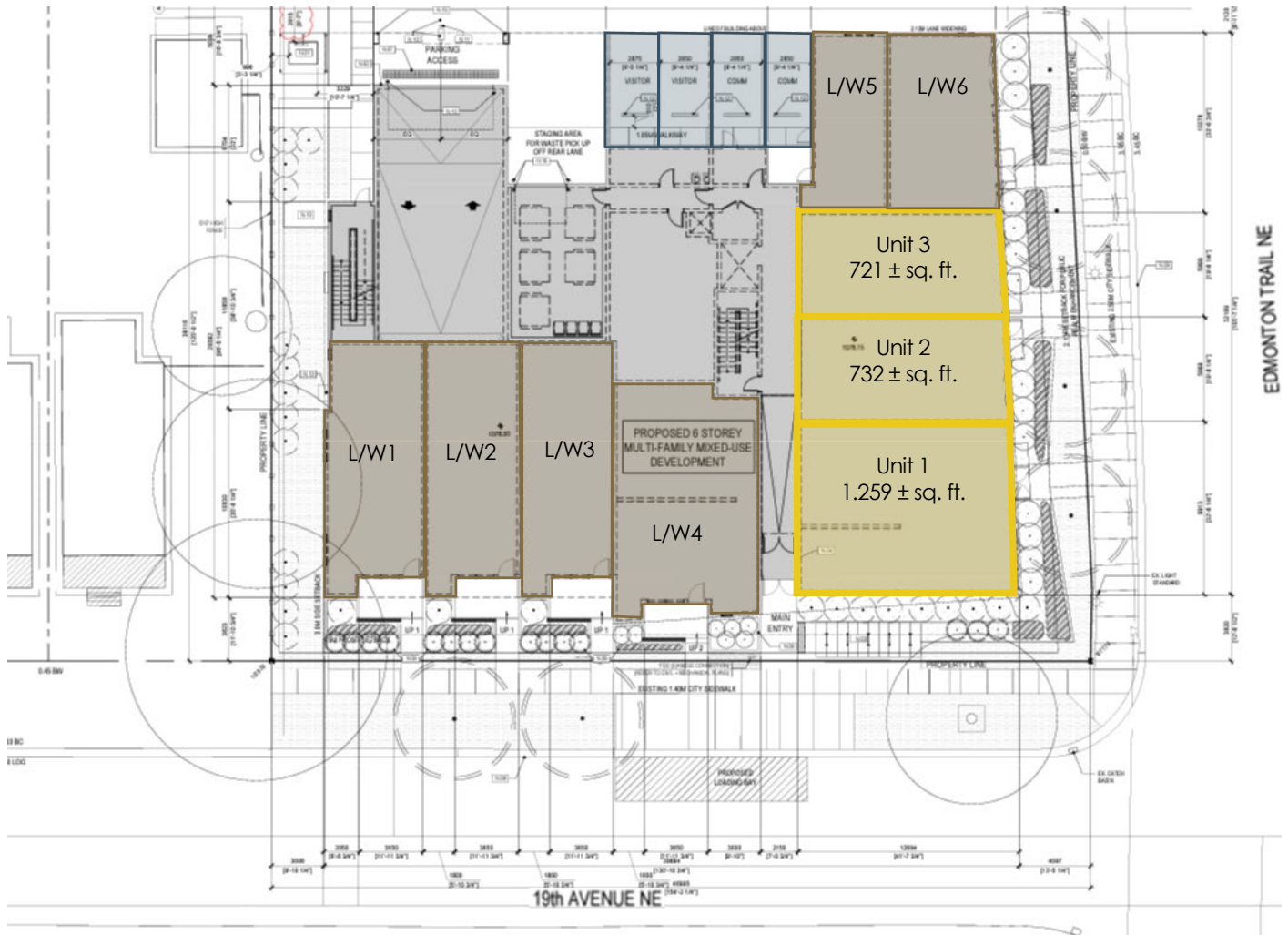
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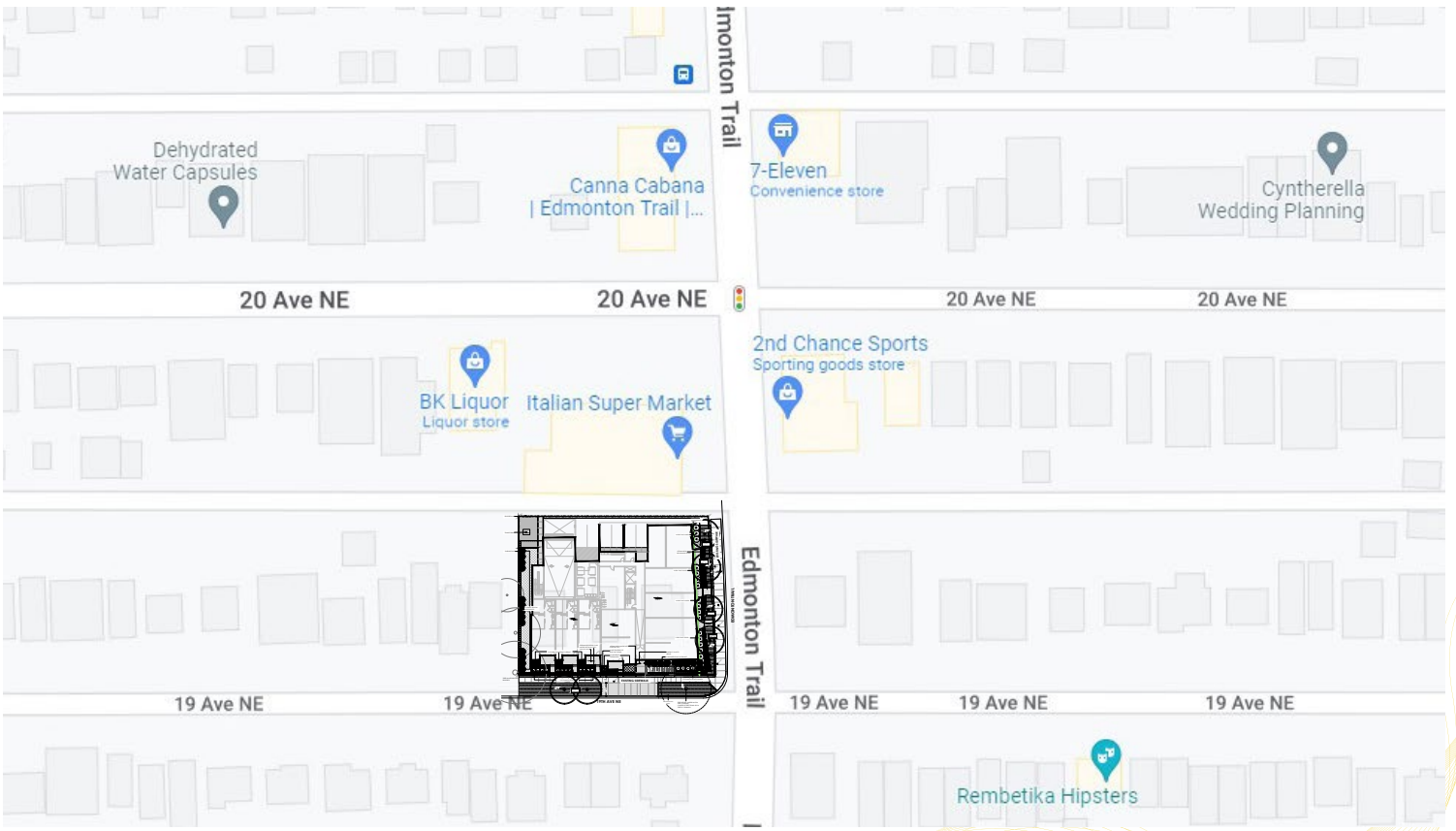
Site Plan



Trail 19 - Edmonton Trail

256-264 19th Avenue NE, Calgary, AB

The Block



Trail 19 - Edmonton Trail

256-264 19th Avenue NE, Calgary, AB

Area



Demographics

👤 Population	3 KM	Calgary
2021 estimate	79,564	1,585,283
2024 projection	84,449	1,694,811
Median age	38.5	37.9
🏠 Average Households		
2021	39,196	585,204
Persons per	2.0	2.7
💰 Household Income		
Average	\$119,616	\$135,974
Median	\$72,107	\$94,093
🚗 Daily Traffic Count		
Edmonton Tr NE & 18 Ave NE (S)		18,000
16 Ave NE & 2 Street NE (SE)		48,000
16 Ave NE & Edmonton Tr (S)		55,000



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