

FOR
LEASE



Property Details

Leasable Area

Unit	Net Rate	Op Costs
Main Floor	3,444 ± sq. ft. Market	TBV

Zoning: MU-f24.2h22
(Mixed Use - Active Frontage)

Available: Q3 2022

Parking: Common parking

Power: 400 amps (total available to commercial)

Ceiling Height: 14'

Flyover Block

634 McDougall Road NE , Calgary, AB

- ▶ Brand new mixed use building located in the neighbourhood of Bridgeland
- ▶ Live/work options available on main floor and residential above aimed at activating both Edmonton Trail and the newly emerging Flyover Park
- ▶ Construction to break ground Spring 2022 with turnover date estimated for Q3 2022
- ▶ Walk to Downtown, East Village and St. Patrick's Island Adjacent to the 4th Avenue Flyover Parks Project
- ▶ Flyover Block is a six-storey mixed-use building that combines market-affordable apartment living with Main Street-oriented retail and a local brewery/roastery experience
- ▶ Demising options available

Blackstone

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

P (403) 214-2344

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

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Flyover Block

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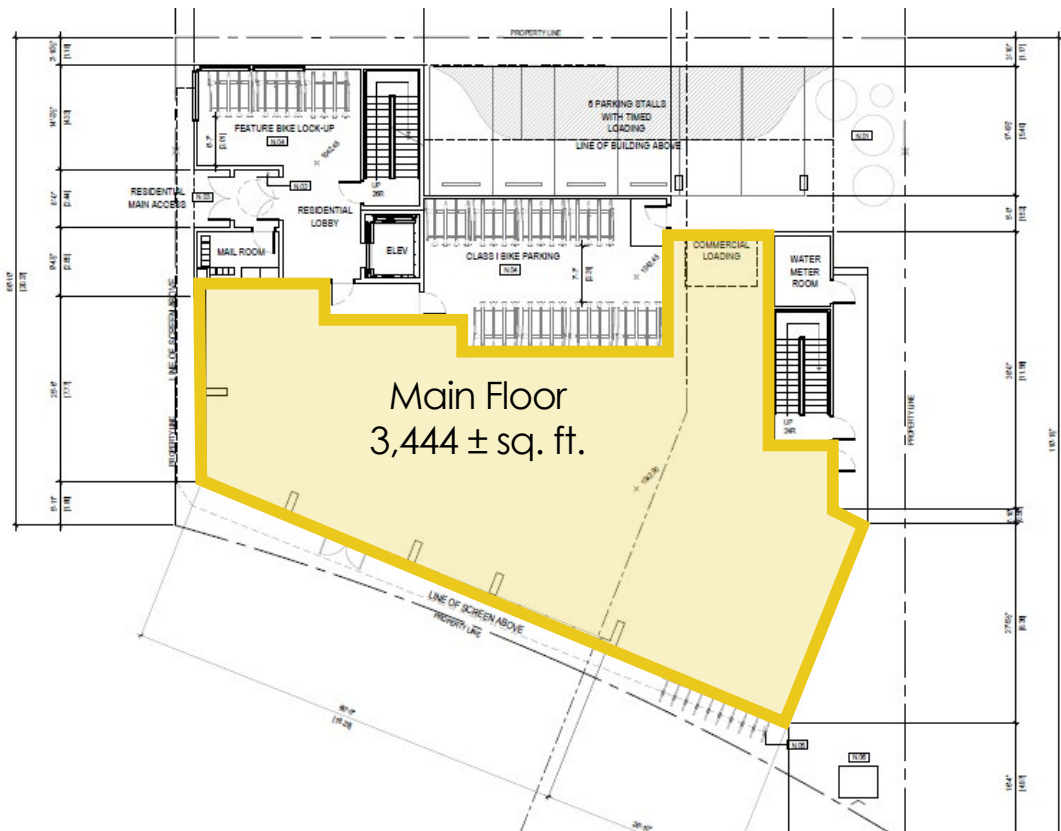
Site



Flyover Block

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Site



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Area



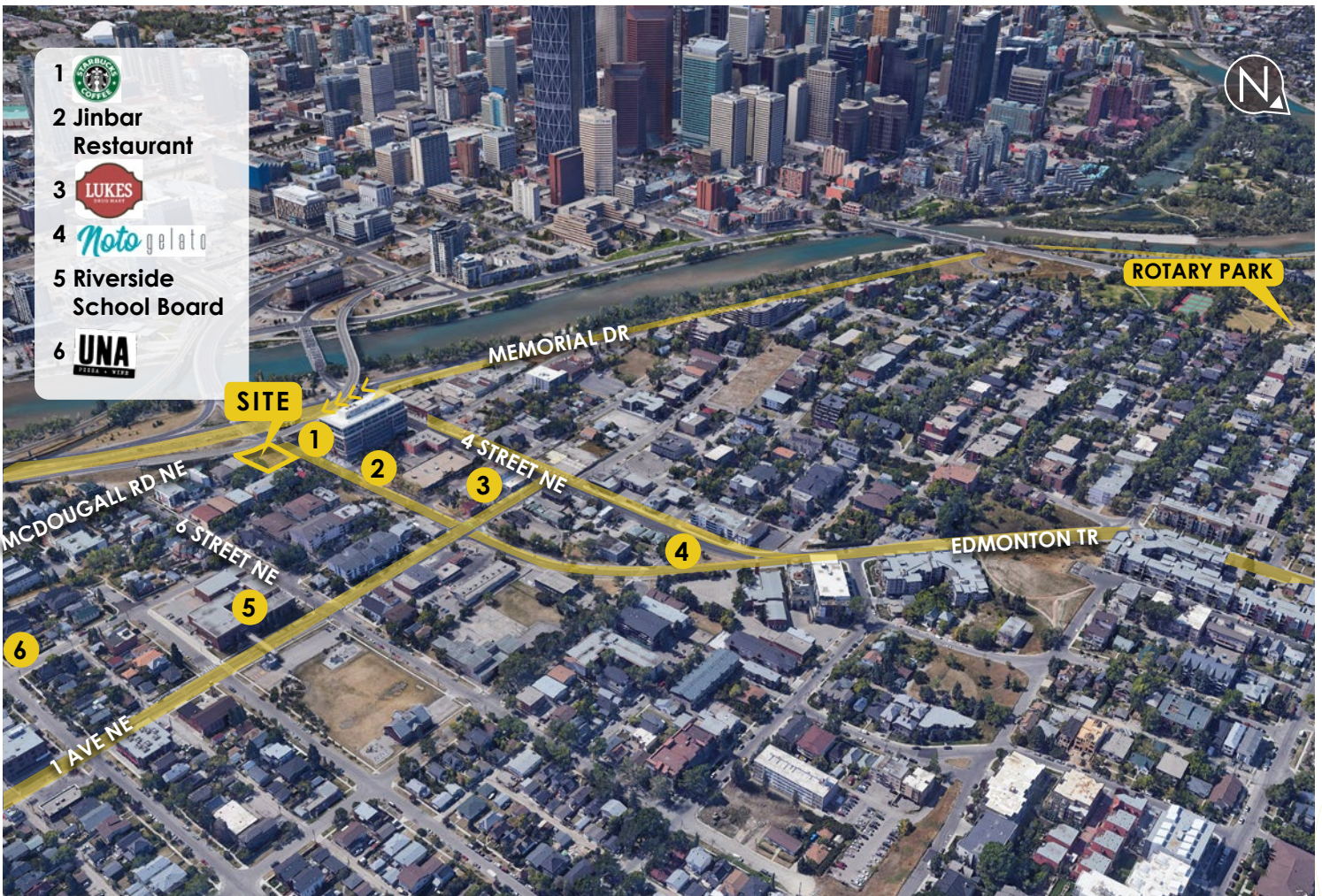
Demographics

👤 Population	3 KM	Calgary
2021 estimate	104,940	1,585,283
2024 projection	110,916	1,694,811
Median age	37.4	37.9

🏠 Average Households		
2021	58,045	585,204
Persons per	1.8	2.7

💰 Household Income		
Average	\$119,431	\$135,974
Median	\$73,643	\$94,093

🚗 Daily Traffic Count		
McDougall Rd N & 6 Street NE (E)		30,000
4th Ave Flyover & Edmonton Tr (E)		31,000
Memorial Dr & Edmonton Tr (E)		33,000



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