

1217 Kensington Rd NW

Calgary, AB

2,360 SF Retail/Office Space Available for Sublease or Assignment
(Former Bank Branch)



Banking client has undertaken a comprehensive analysis of its retail network and has flagged that there is excess market coverage in certain retail nodes. This excess market coverage has allowed the Bank the opportunity to bring prime real estate space to market for sublease or assignment.

Surrounding Retailers

Starbucks
F45 Training
Original Joes
Scotiabank

TD Bank
Orangetheory
Tim Hortons
Fionn MacCools

For More Information

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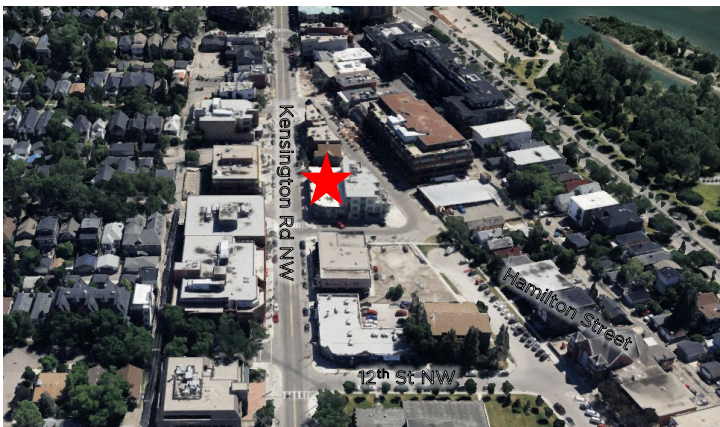
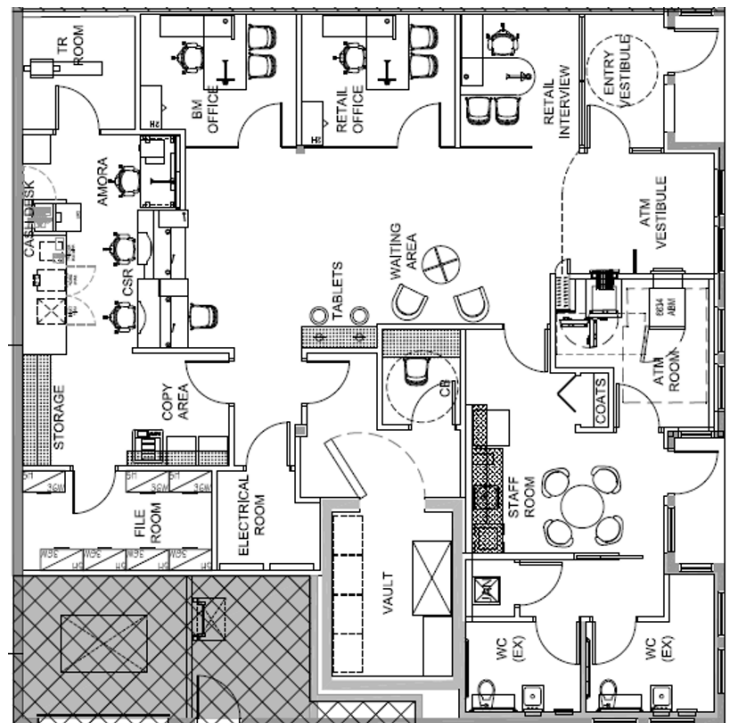
[Click here for 3D Property Tour](#)

SITE DETAILS

Area:	2,360 SF
Asking Net:	Call Listing Agent
Operating CAM Costs:	\$40.62 PSF
Sublease Term:	August 31, 2027

PROPERTY HIGHLIGHTS

- High visibility retail opportunity in the Kensington retail node
- Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience (<https://kensingtonyc.com>)
- Abundant Street front parking along both Kensington Road and Kensington Crescent NW
- Located just off the Sunnyside LRT Station and walking distance from downtown



Demographics



Avg. Household Income
\$145,789



Household Population
12,610



Daytime Population
11,492