

# For Lease

1212 1 Street SE | Calgary, AB

## Victoria Square



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Beltline



POPULATION  
111,352



MEDIAN AGE  
37.9



HOUSEHOLD INCOME  
\$76,594

### Building Details



PARKING  
Available



YEAR BUILT  
1978



TRAFFIC COUNT  
21,000 VPD | 1 Street & 12 Avenue SE  
23,000 VPD | Macleod & 13 Avenue SE



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P 403.214.2344

[blackstonecommercial.com](http://blackstonecommercial.com)

### Property Details

#### Size Available:

Suite 110 | 1,100 SF *retail*  
Suite 112 | 1,883 SF **LEASED**  
Suite 114 | 1,509 SF **LEASED**  
Suite 208 | 1,447 SF *office*

#### Op Costs:

Suite 110 | \$15.20 PSF  
Suite 208 | \$14.90 PSF

#### Net Rent:

Market

#### Occupancy:

Immediately

#### Term:

5-year

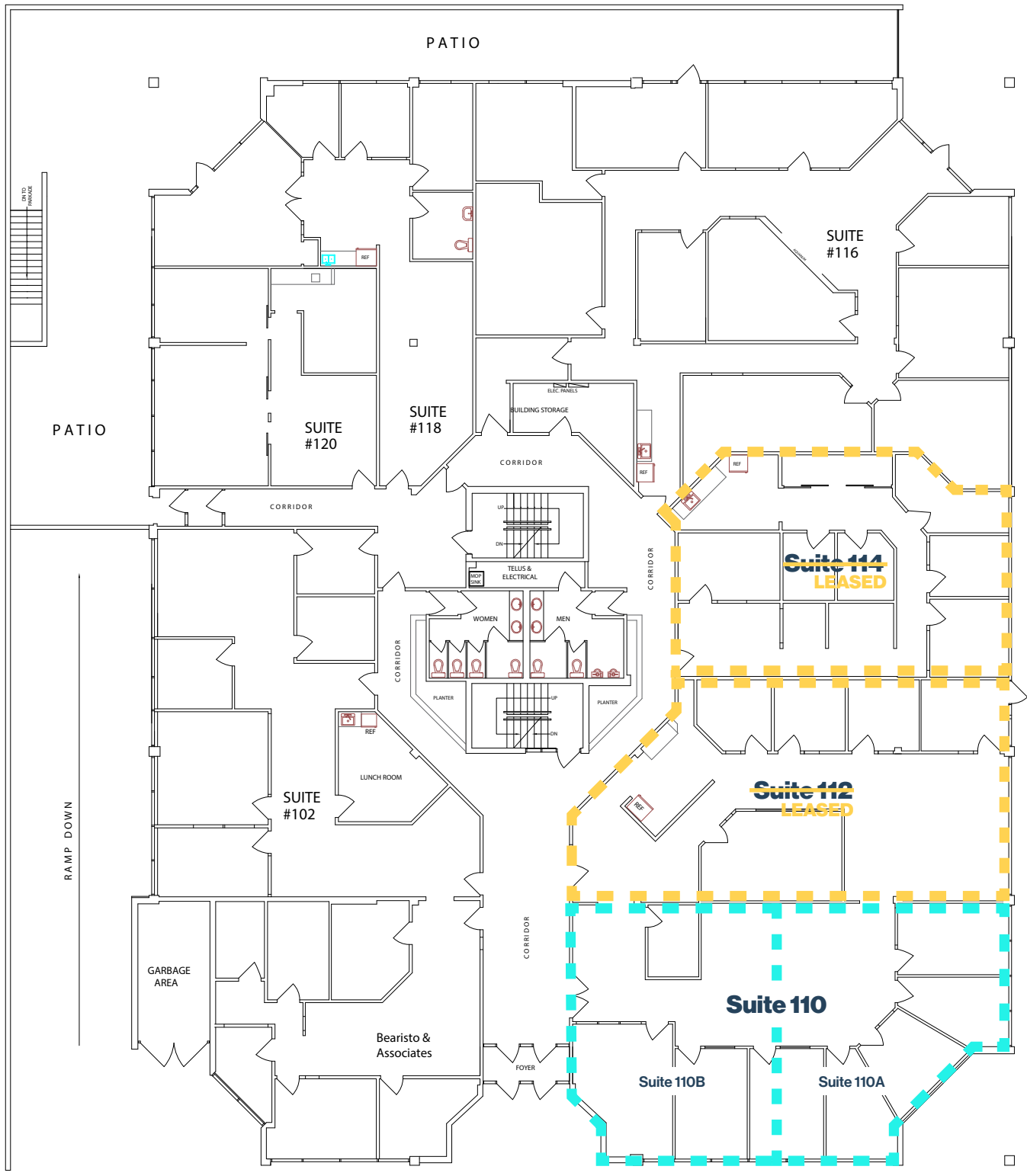
#### Parking:

\$300/month underground

### Highlights

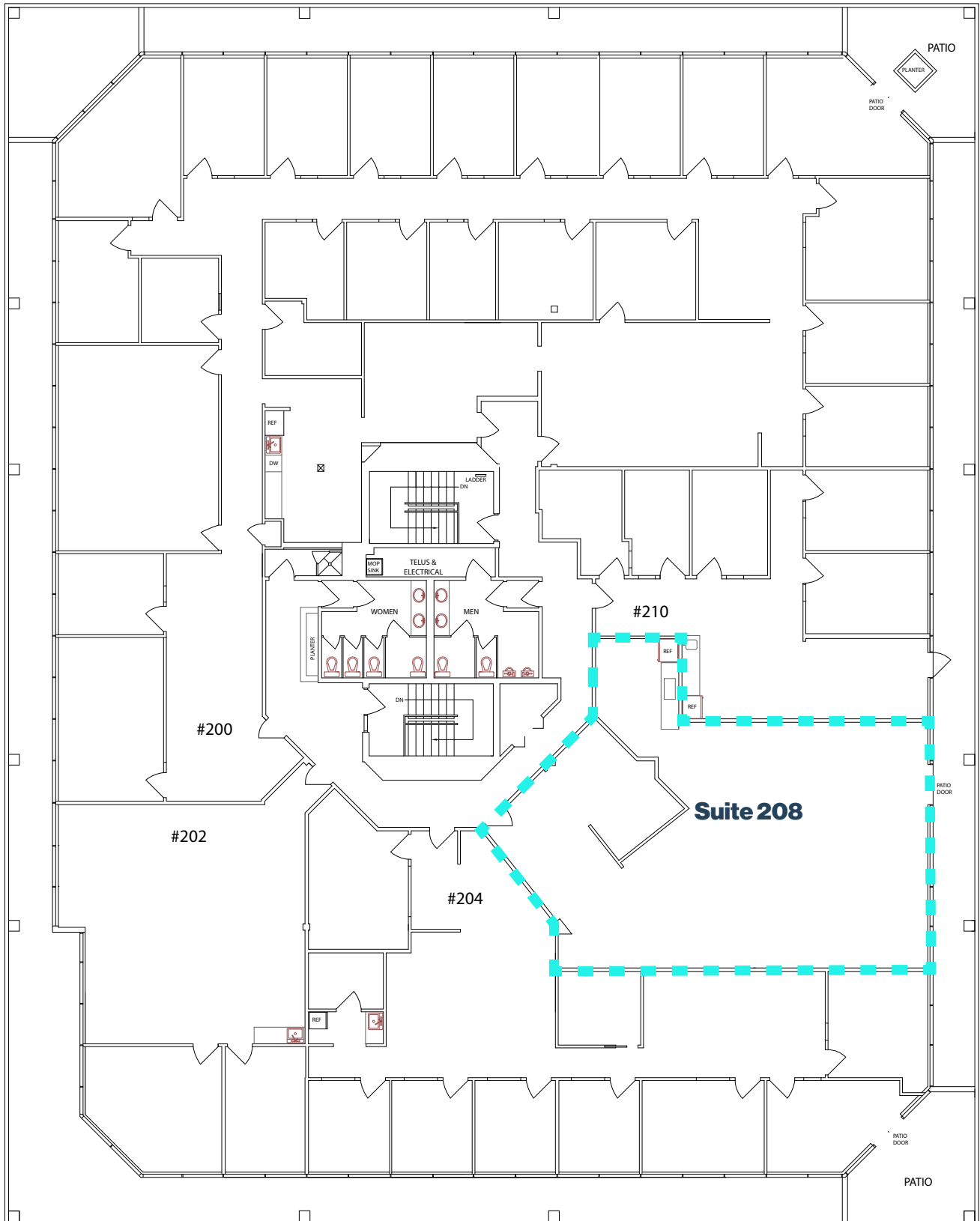
- This two-story commercial property presents a premier retail and office leasing opportunity.
- Enjoy exceptional exposure to MacLeod Trail, featuring excellent visibility and convenient street-front walk-up access.
- Perfect for a restaurant or café, featuring potential for a charming private outdoor patio alongside MacLeod Trail. Alternatively, ideal for a daycare, offering a secure, private gated courtyard.
- Experience continuous foot traffic, surrounded by several high-rise condominium buildings.
- Contact us today to discover more and secure your place.

# Floor Plan Main



**Option to demise Suite 110**

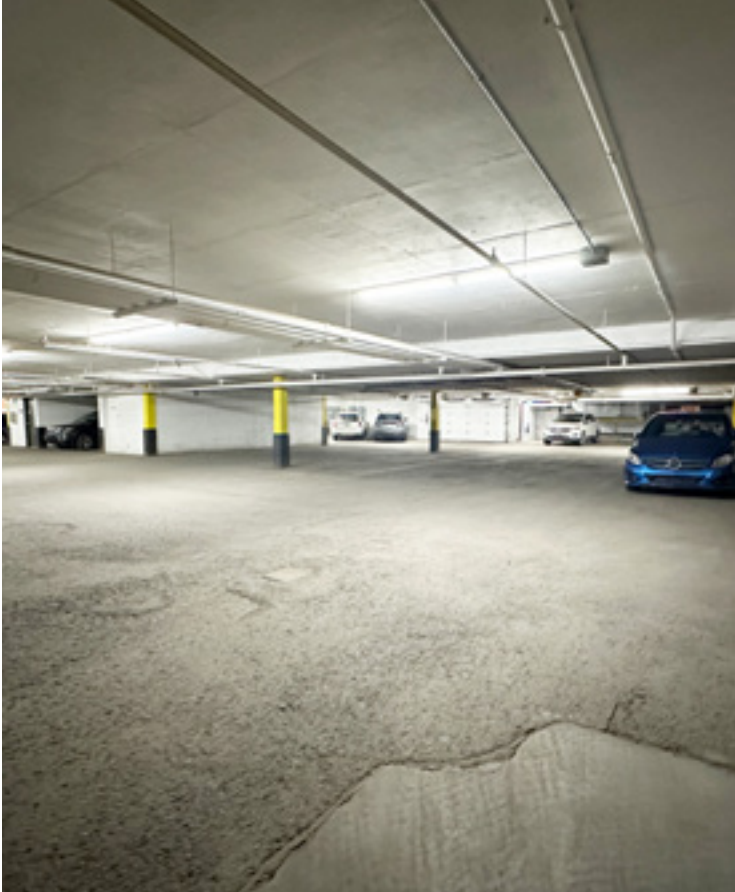
# Floor Plan Second





Subject Property

Private Outdoor Space



Underground Parkade

Potential Private Patio



# Thank you for your interest!

## For More Info.

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