

RETAIL SPACE FOR LEASE



KENSINGTON GATE

Kensington Rd & 10 Street NW, Calgary AB

Retail Availability:

Unit 1109A - 1,270 SF

Unit 1117A - 1,280 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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Kensington Gate is a high-profile retail opportunity at the convergence of Kensington Road, 10 Street NW and Memorial Drive. Located at the gateway to one of Calgary's most vibrant inner-city districts, the property benefits from prominent street exposure, established daytime and evening activity, convenient access from downtown and direct connections to the Bow River pathway network.





- Positioned at visible intersection of Memorial Drive and 10 Street NW, with additional frontage and access from Kensington Road and 10A Street
- Exposure to tens of thousands of vehicles daily at the primary gateway between downtown Calgary and northwest inner city

- > Complementary mix of fitness, food, pet and service has established this property as a neighbourhood destination
- > Over 50 shared parking stalls in the underground parkade
- > Zoning: Direct Control
- > Targeted uses: unvented quick service food, coffee, specialty food, specialty retail, home goods, and boutique fitness



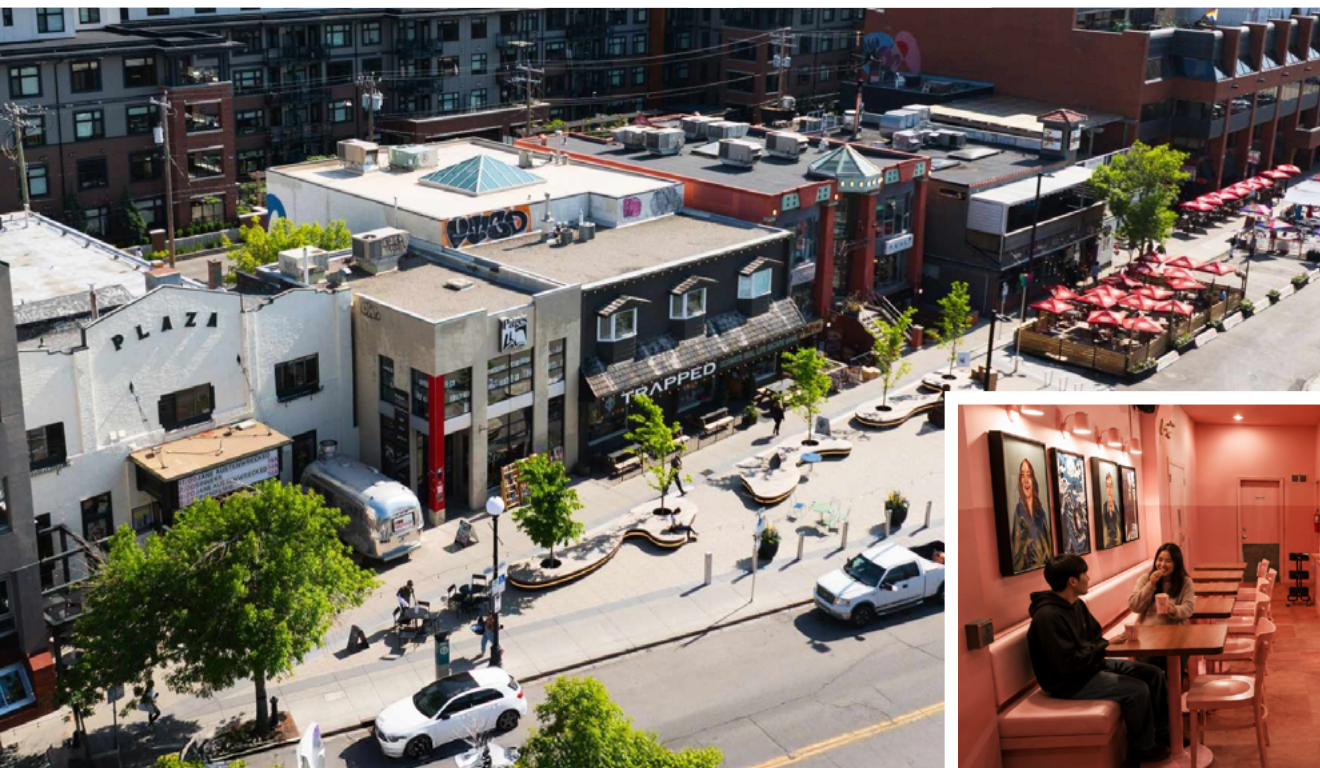
ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 9.30 PSF
Property Tax	\$ 9.04 PSF
Total	\$ 18.34 PSF
Premises Utilities	Included (excludes electrical)
Management Fee	Included

CO-TENANCIES



THE COVETED KENSINGTON COMMUNITY



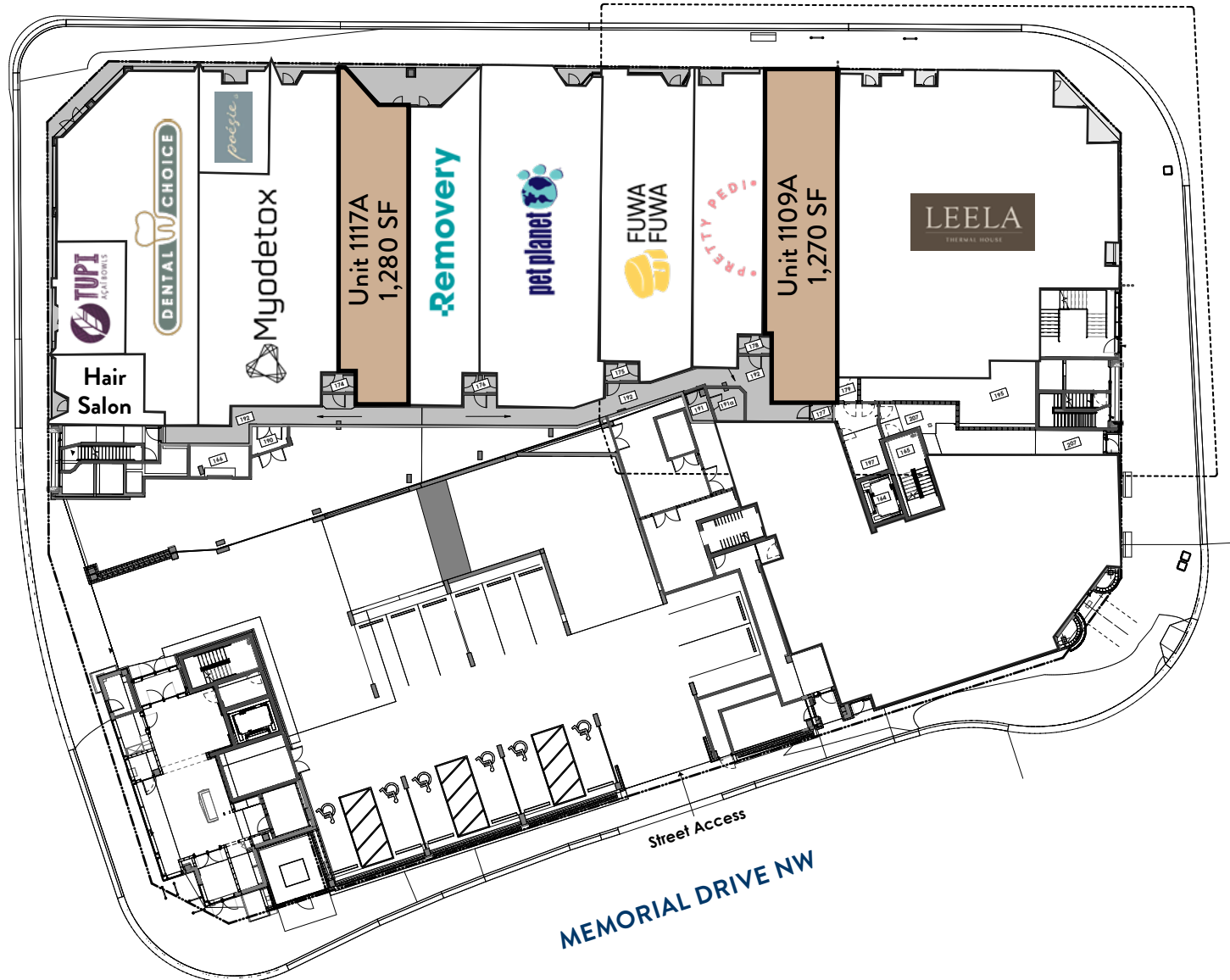
MAIN FLOOR



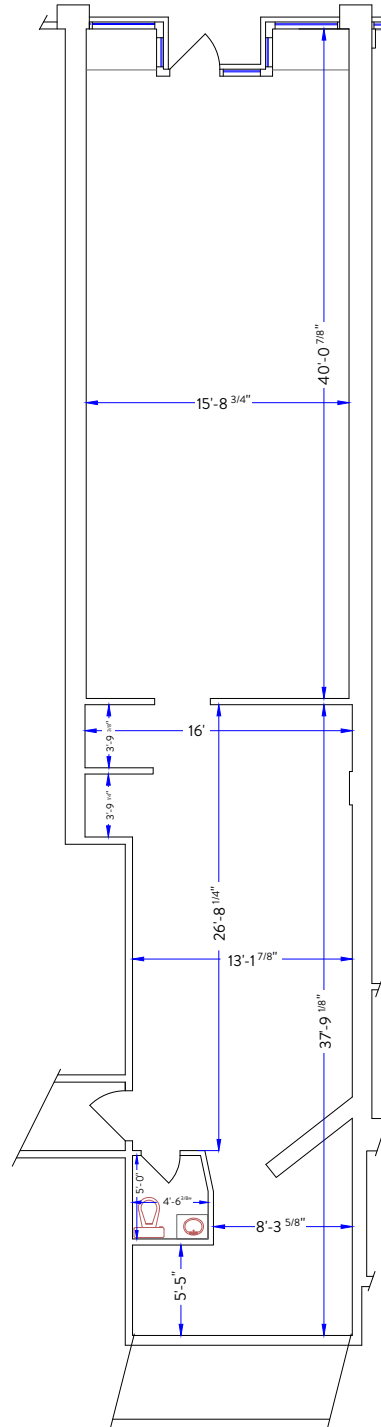
10A STREET SW

KENSINGTON ROAD NW

10 STREET SW



UNIT #1109A



1109A

1,270 Square Feet

14' -1.75"

60/208

2.5 Ton Unit

3/4" line

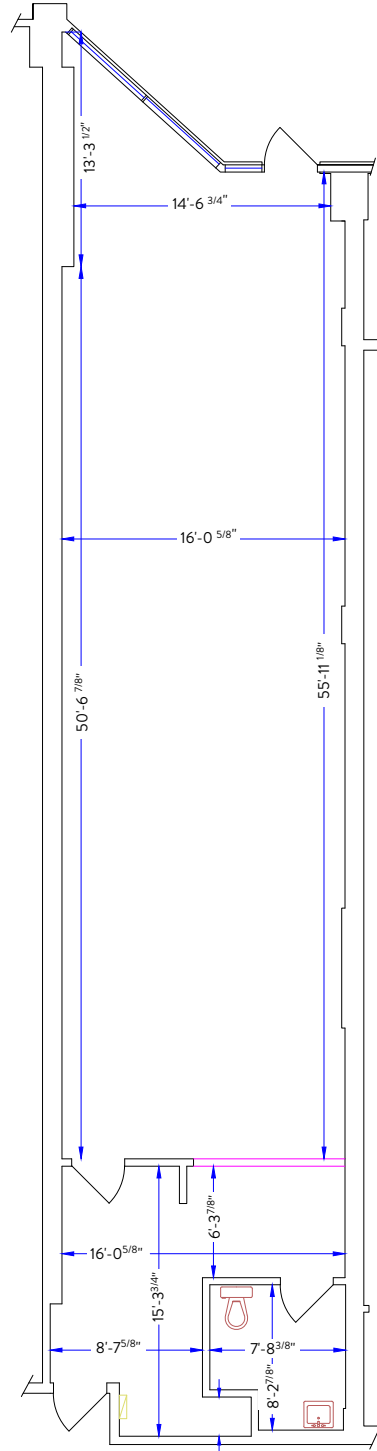
4" line

No

Access from CRU Hallway

Access from CRU Hallway

UNIT #1117A



Access from CRU Hallway

CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

