

WEST 19TH

217 19 Street NW, Calgary, AB

2,598 SF

TURNKEY LOWER LEVEL
PROFESSIONAL SPACE

RETAIL / OFFICE FOR LEASE

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Associate

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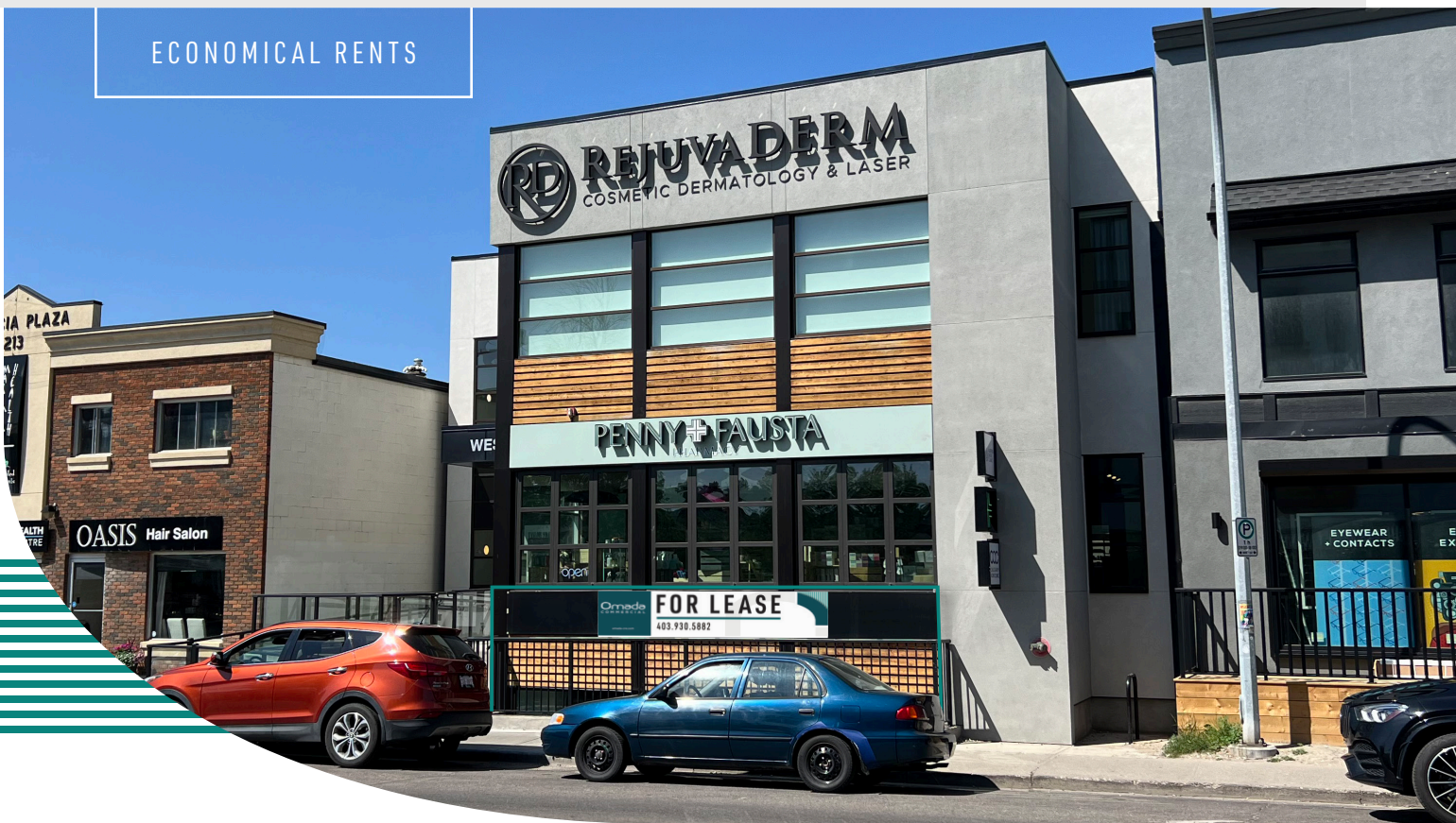
ALEX FU

Associate

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alex.fu@omada-cre.com

ECONOMICAL RENTS



- Fully fixtured lower-level retail bay available immediately in the desirable community of West Hillhurst
- 2,598 SF space previously occupied by a national cannabis user, with high quality improvements in place
- Vibrant community surrounds site with mature residential, local retailers, and multiple mixed-use developments within a 1 block radius
- Ideal space for boutique retailers, medical and aesthetic providers, and professional services

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PROPERTY FEATURES

Vacancy	1,989 SF (useable) 2,598 (GLA)
Available	Immediately
Address	217 19 Street NW
Legal	Plan 255AC, Block 20, Lots 3 & 4
Zoning	C-N1 Comm-Neighbourhood 1
Basic Rent	Negotiable
Op Costs	\$22.03 PSF (2025) incl. mgmt fee
Utilities	Included in Op Costs



ON-SITE STAFF PARKING

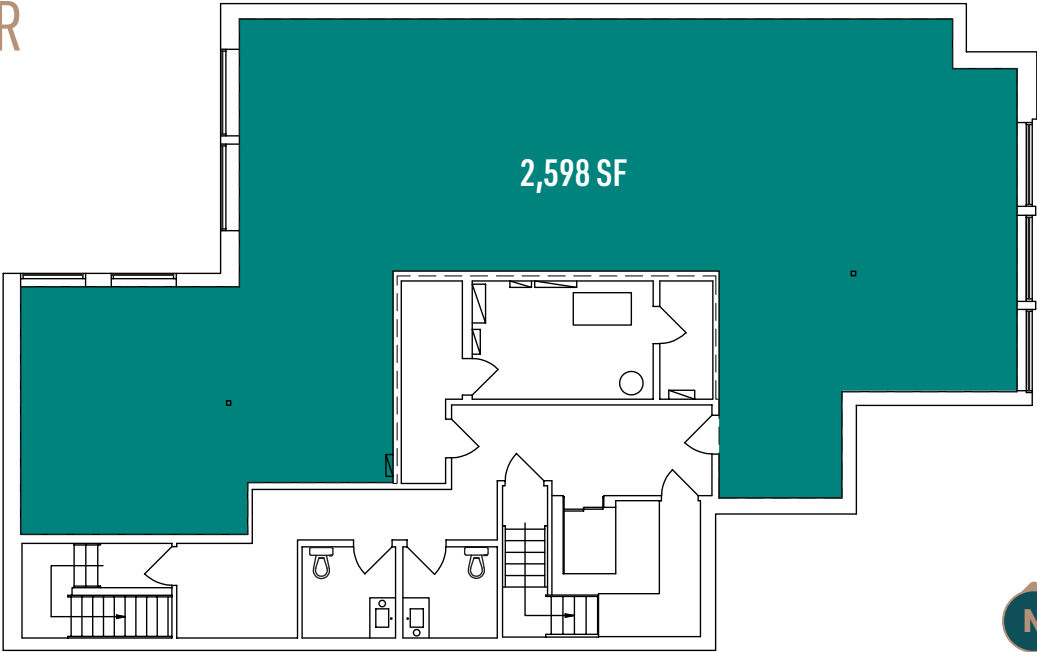


DEDICATED ELEVATOR ACCESS



DESIREABLE BOUTIQUE NODE WITH LOW VACANCY

LOWER LEVEL



THE VIBRANT COMMUNITY OF WEST HILLHURST

- Join the vibrant community of West Hillhurst, one of Calgary's most desirable retail nodes and residential neighborhoods, with multiple new high-density developments planned and completed within a 1 km radius; 19 Street NW is a hidden gem in the area with historically low retail vacancy, great parking and a curated mix of local and regional retailers
- The area boasts exceptionally strong retail performance bolstered by the surrounding high income neighborhoods, with average household incomes above \$194,000 (1 km radius)
- West 19th features a secure common entrance, onsite and street parking, as well as fascia and blade signage for maximum street visibility
- The Property benefits from convenient accessibility from Crowchild Trail NW and 14 Street NW via Kensington Road



CONVENIENT
ACCESS



ON-SITE &
STREET PARKING



FACADE &
DOOR SIGNAGE

DEMOGRAPHICS

2 KM RADIUS

57,681

DAYTIME POPULATION

49,574 residents
10.9% growth (2018-2023)
15.0% projected growth (2023-2028)

\$133,355

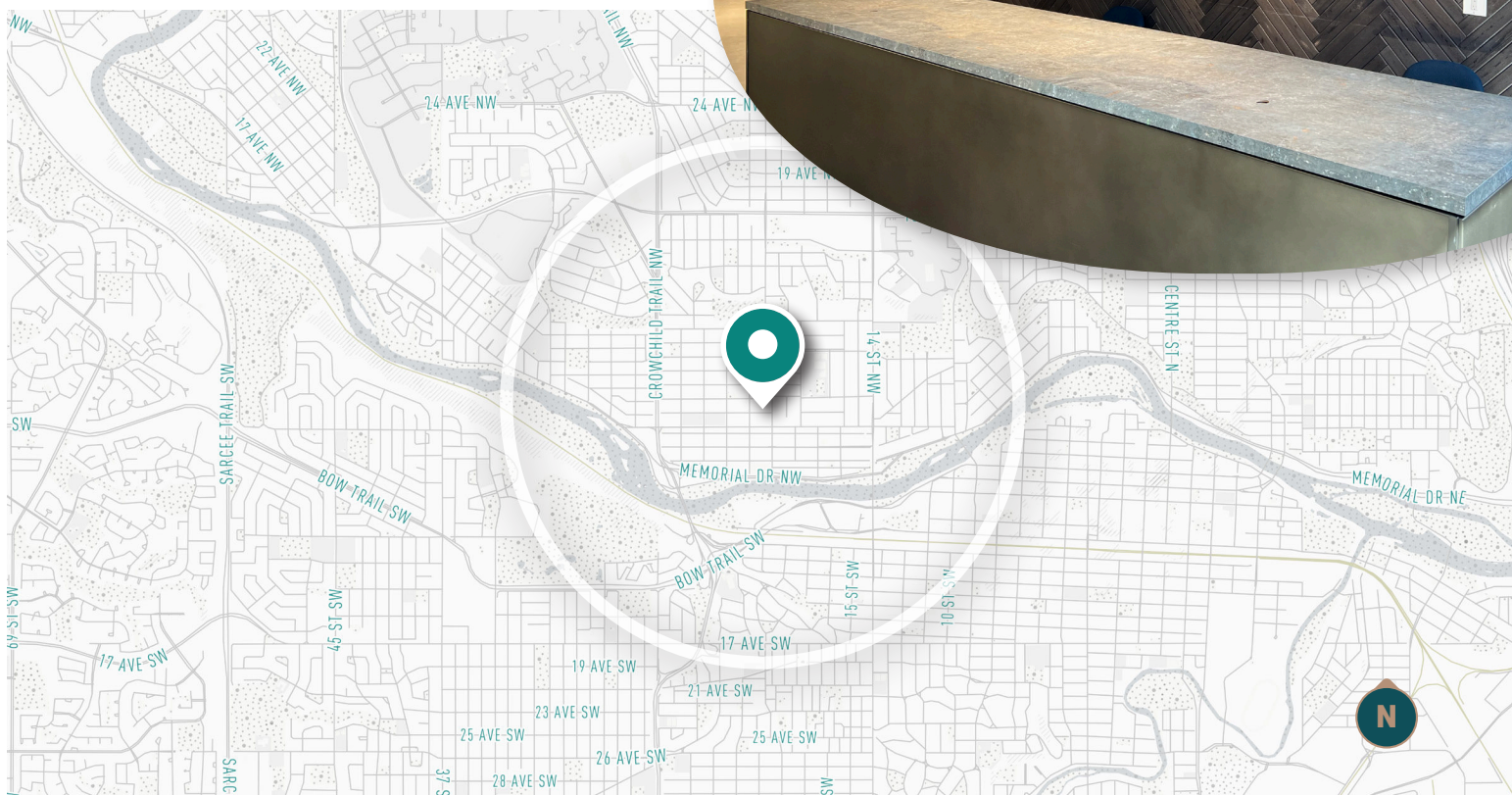
AVERAGE HOUSEHOLD INCOME

24.1% earn \$60-100,000
40.9% earn \$100,000+

44.5%

20-39 YRS

0-19 yrs = 15.2%
40-59 yrs = 24.4%
60+ yrs = 16.0%



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