



FOR LEASE

COMMERCIAL OPPORTUNITY

Convenient Inner-Northeast
Location with Great Connectivity



1912 10 AVENUE NE / CALGARY, ALBERTA

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

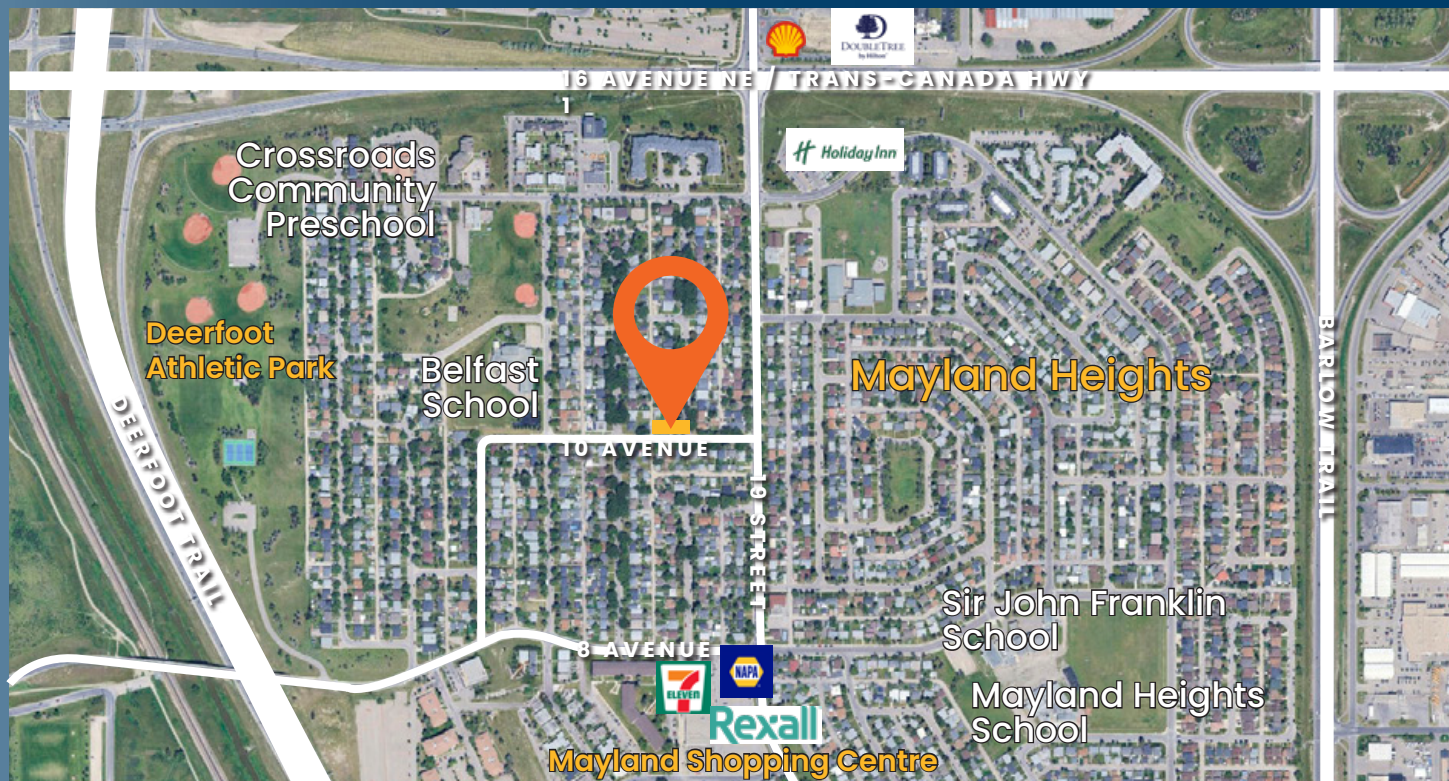
Unit Size	1,176 SF (Raised Bungalow, Above Grade)
Rent	\$4,500/month
Property Tax*	\$302/month (Tenants Responsibility) (Est. \$3,634 for 2025)
Availability	30-days Notice
Community	Mayland Heights
Parking	Property + Street
Year Built	1960

PROPERTY FEATURES

- Land Use (Zone) – R-CG (Residential - Grade - Oriented Infill)
- Established Inner-Northeast Location – Just south of Calgary International Airport with strong access to schools, shopping, public transit & major roadways
- Raised Bungalow – 1,176 SF above grade with 3 bedrooms / 1 bathroom + partially developed basement with walk-up entrance & in-law suite layout
- Large Corner Lot – 5,995 SF parcel with fenced yard, patio, and lane access
- **R-CG Zoning** – Flexible residential zoning with limited commercial/community-use opportunities, including Child Care/Daycare, Home-Based Businesses, Bed & Breakfast, Assisted Living and Residential/Custodial Care, subject to applicable City approvals.

** Subject to change upon land-use change*





-  **Neighbourhood**
Mayland Heights
-  **Household Income**
\$73,500
-  **Population 3km**
75,925
-  **Median Age**
42
-  **Multi-Purpose Property**
-  **Ample Parking**
-  **Health & Wellness**
-  **Cycle paths**

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