

For Lease

4909 17 Avenue SE | Calgary, AB

Only 2 Units Left



Demographics (within 3 km)



NEIGHBORHOOD
Forest Lawn



POPULATION
72,500



MEDIAN AGE
40



HOUSEHOLD INCOME
\$78,398

Building Details



PARKING
Ample Surface
Parking



YEAR BUILT
2005



TRAFFIC COUNT

26,000 VPD | 17 Ave. & 47 St. SE
34,000 VPD | 17 Ave. & 41 St. SE



Blackstone
Commercial Real Estate Services Inc.

Unit 301 255 17 Avenue SW
Calgary Alberta T2S 0A4
P (403) 214-2344

blackstonecommercial.com

Little Saigon Centre

Property Details

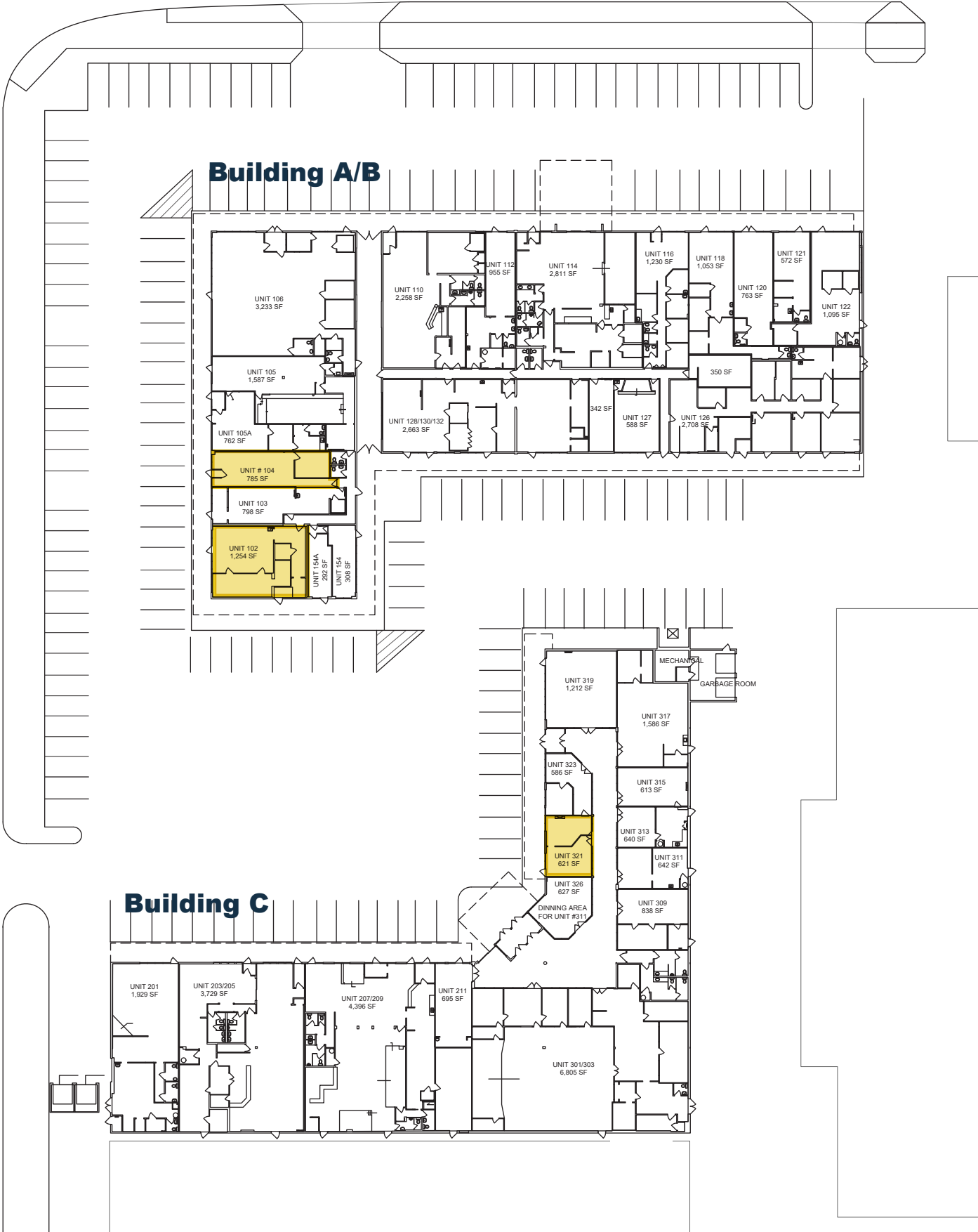
Size Available:	Building A/B, Unit 102 - 1,254 SF End Cap Building A/B, Unit 104 - 785 SF Building C, Unit 321 - 621 SF
Availability:	Immediately
Net Rate:	\$29.00 PSF
Op Costs:	\$12.00 PSF (Est. 2026)
Zoning:	C-COR2

Highlights

- High visibility with access to 17th Avenue SE
- Major east/west and north/south thoroughfares with high traffic volume of +/- 45,000 VPD (along 17th Ave SE)
- Improvements to 17th Avenue SE include the new Bus Rapid Transit (BRT), wider sidewalks, improved biking facilities, and new urban character elements

Site Plan

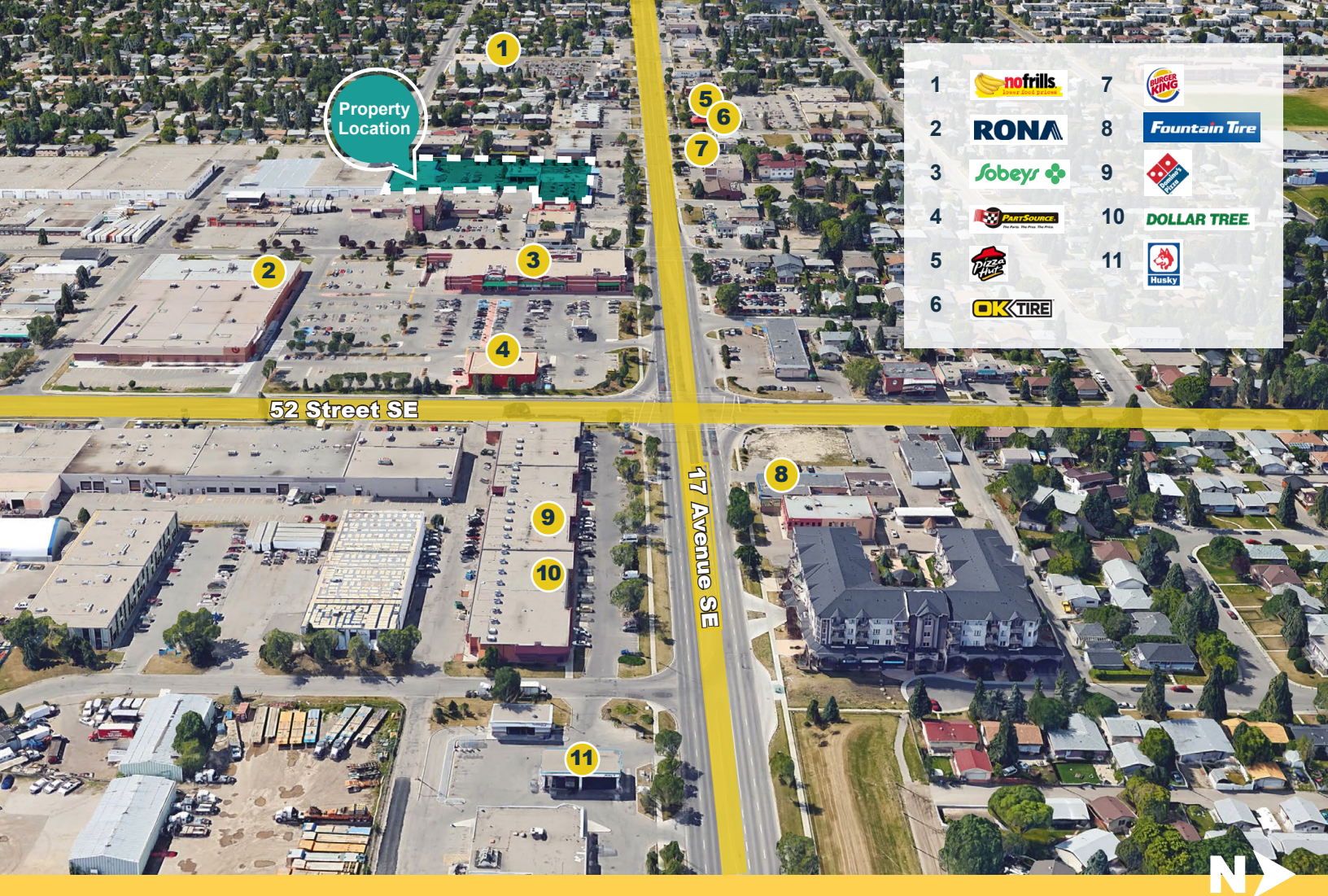
17 Ave. SE / International Ave.



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Thank you for your interest!



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