

For Lease

4909 17 Avenue SE | Calgary, AB



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

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Little Saigon Centre

Property Details

Size Available:	Unit 104 - 785 SF Unit 301 - 6,805 SF LEASED
Availability:	Immediately
Net Rate:	\$29.00 PSF
Op Costs:	\$12.00 - \$14.00 PSF
Zoning:	C-COR2

Highlights

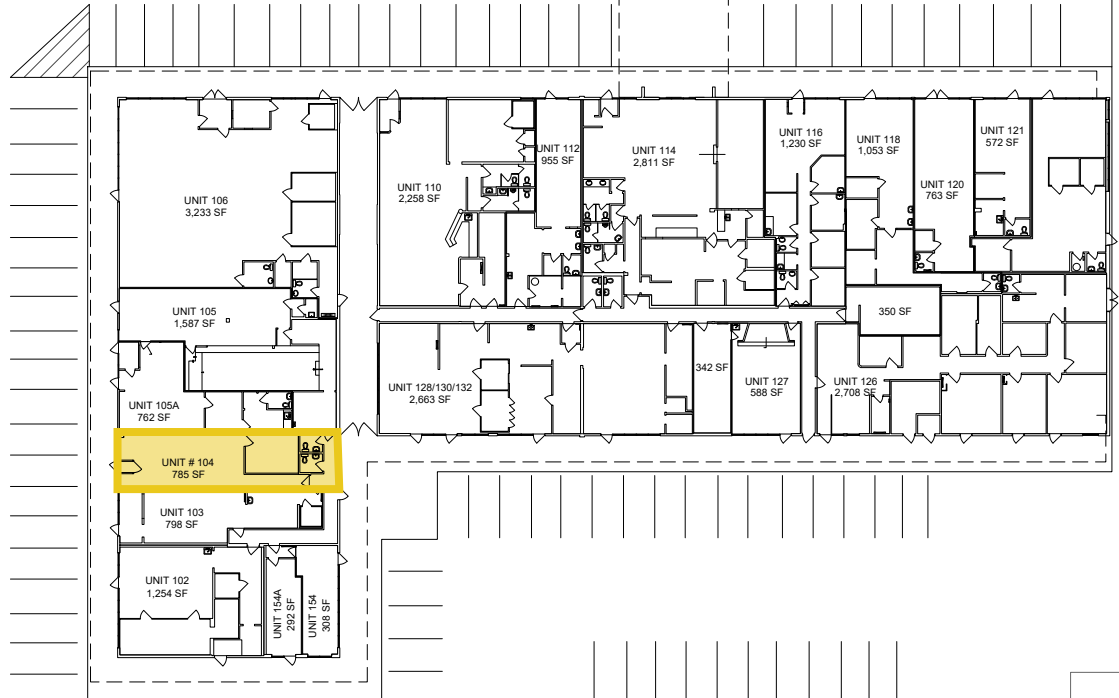
- High visibility with access to 17th Avenue SE
- Major east/west and north/south thoroughfares with high traffic volume of +/- 45,000 VPD (along 17th Ave SE)
- Improvements to 17th Avenue SE include the new Bus Rapid Transit (BRT), wider sidewalks, improved biking facilities, and new urban character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

Site Plan

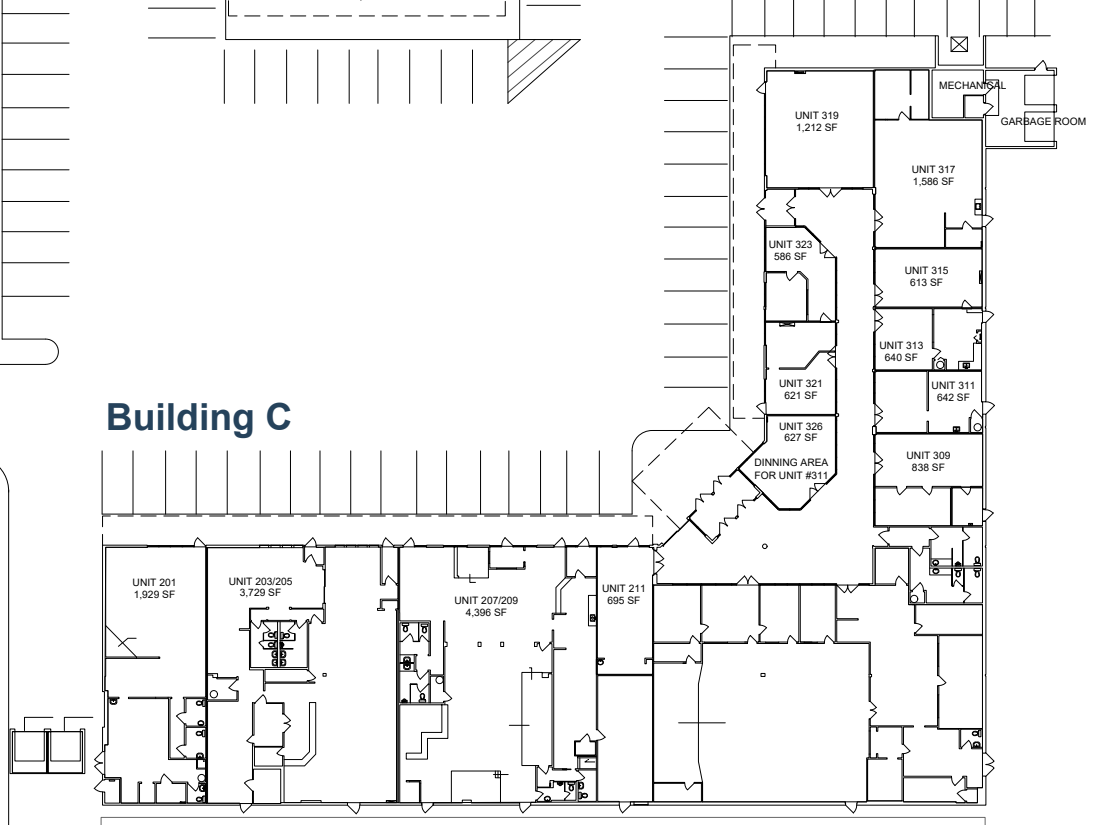
17 Ave. SE / International Ave.

48 St. SE

Building A/B



Building C



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www.BlackstoneCommercial.com



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|---|--|----|--|
| 1 | | 7 | |
| 2 | | 8 | |
| 3 | | 9 | |
| 4 | | 10 | |
| 5 | | 11 | |
| 6 | | | |

View in Google Maps



Thank you for your interest!

For More Info.

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