

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



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

Little Saigon Centre

Property Details

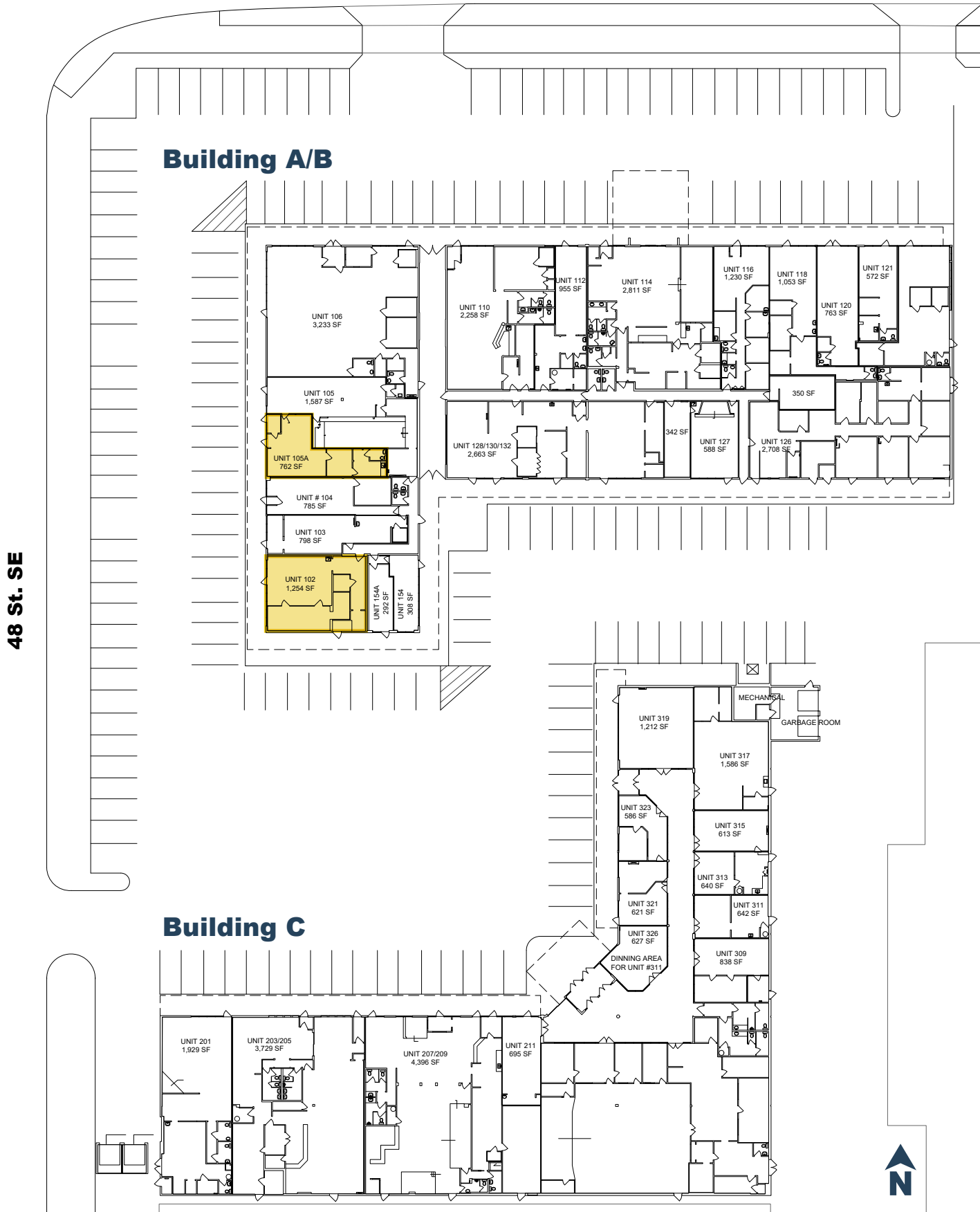
Size Available:	Unit 102 - 1,254 SF
	Unit 105A - 762 SF
Availability:	Immediately
Net Rate:	\$29.00 PSF
Op Costs:	\$12.00 - \$14.00 PSF

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

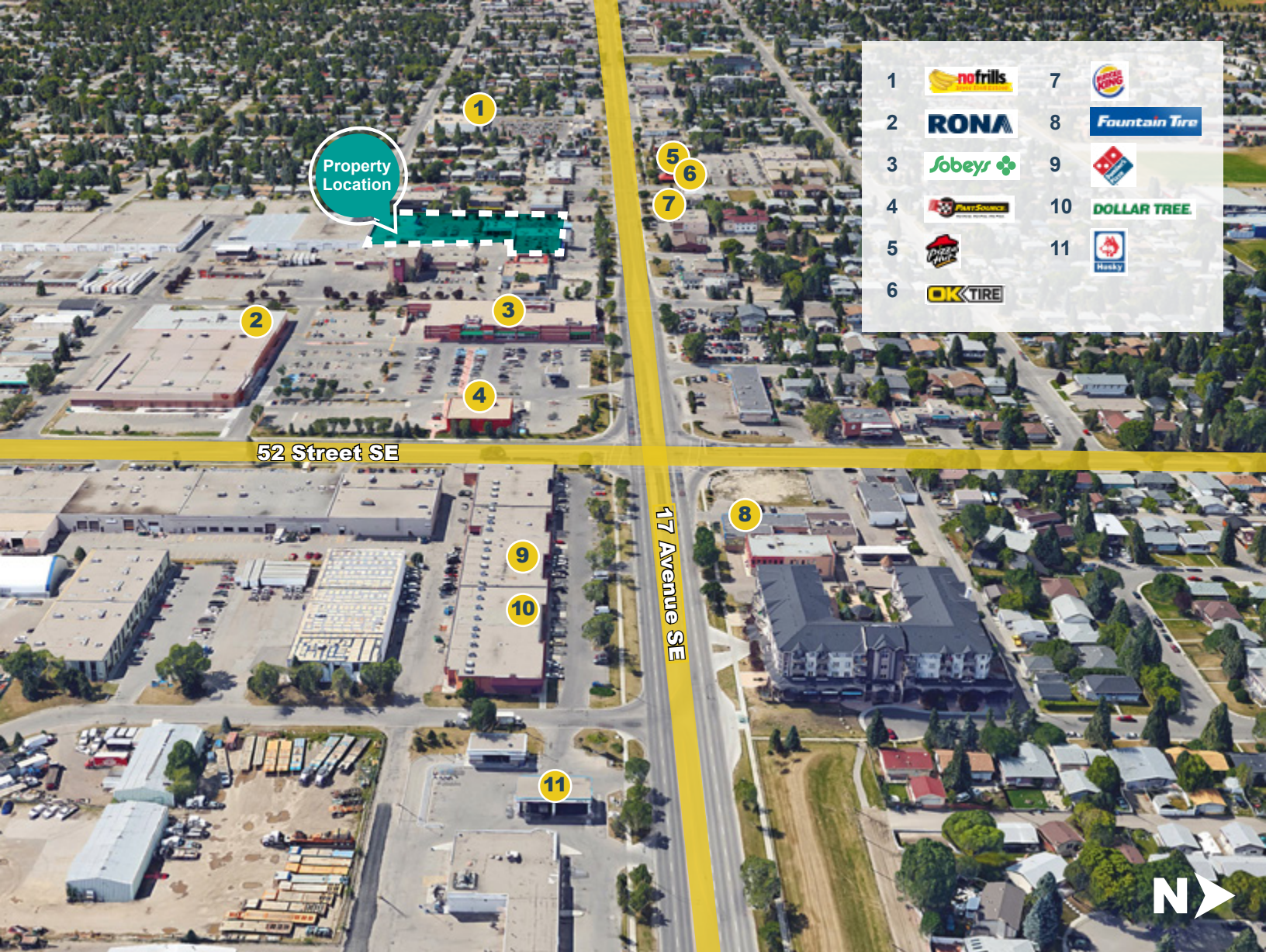
17 Ave. SE / International Ave.



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Thank you for your interest!

For More Info.

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