

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

	Unit	Size	Op Costs
Size Available:	Bldg. A 104	785 SF	\$12 PSF
	105A	LEASED	\$12 PSF
	Bldg. B 122	LEASED	\$12 PSF
	Bldg. C	301 6,805 SF	\$14 PSF
		313 640 SF	\$14 PSF
		315 613 SF	\$14 PSF
		317 1,586 SF	\$14 PSF
		321 621 SF	\$14 PSF

Availability: Immediately

Net Rate: \$29.00 PSF

Zoning: C-COR2

Highlights

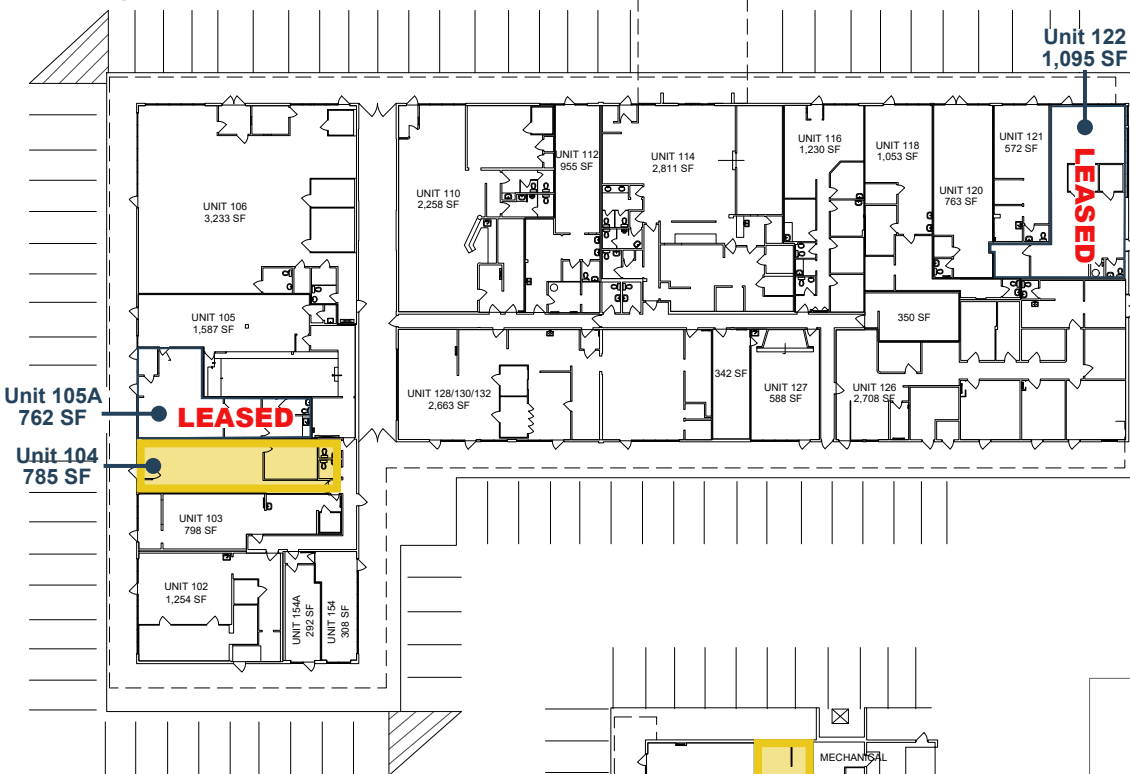
- High visibility with access to 17th Avenue SE
- Major east/west and north/south thoroughfares with high traffic volume of +/- 45,000 VPD (along 17th Ave SE)
- Improvements to 17th Avenue SE include the new Bus Rapid Transit (BRT), wider sidewalks, improved biking facilities, and new urban character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

Site Plan

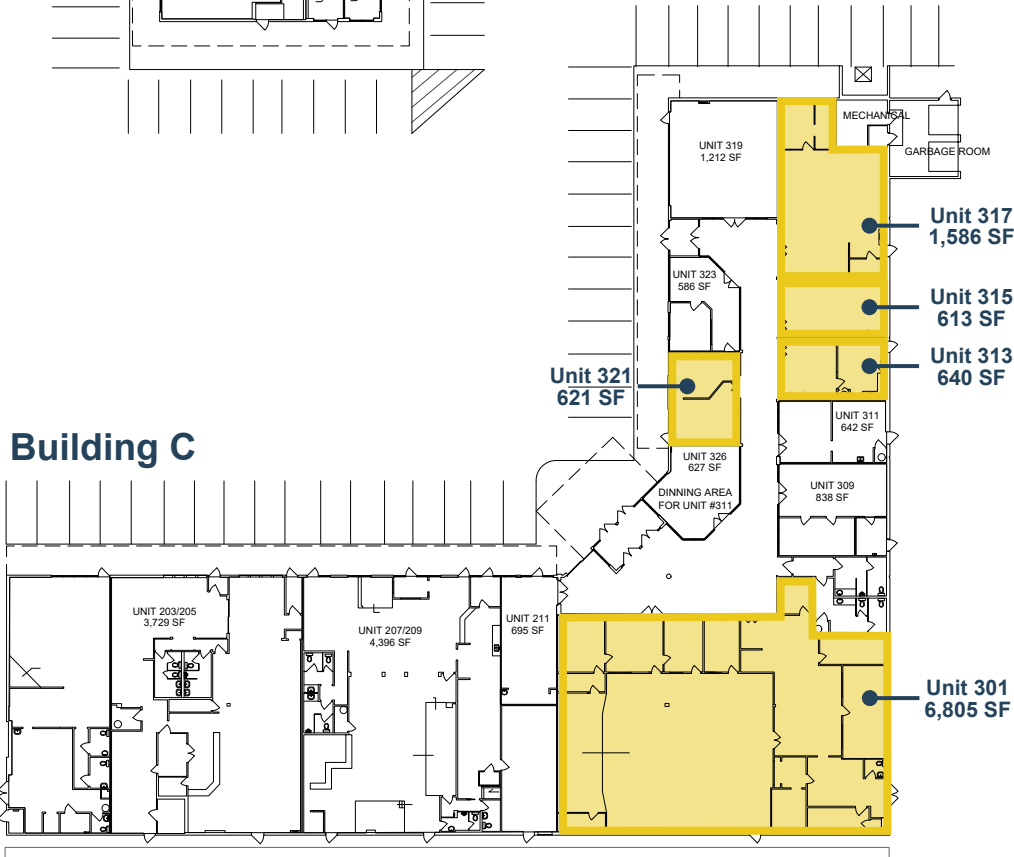
17 Ave. SE / International Ave.

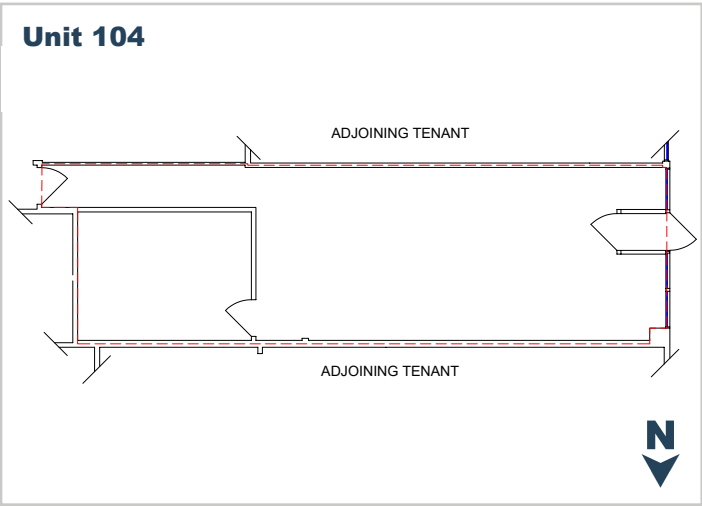
48 St. SE

Building A/B



Building C







Thank you for your interest!

For More Info.

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