

Blackstone

For Lease

5315 17 Avenue SE | Calgary, Alberta

Forest Hill Plaza



5315 17 Avenue SE, Calgary AB

Well Located with Great Exposure

Property Details

Unit Size	UNIT 6: 1,660 SF
Rental Rate	Market
Op Costs	\$10.71 PSF
Availability	Immediate
District	Forest Lawn
Year Built	1980
Parking	Ample Surface Parking

Highlights

- Suitable for use as a take-out restaurant, retail store, or office space
Prime location in the vibrant “International Avenue”
- Calgary’s up-and-coming inner-city district
- Convenient access from 17th Avenue SE, with a new BRT station directly in front
- Pylon signage available for visibility
- High-traffic area with over 45,000 VPD on 17th Avenue SE, connecting major East/West and North/South thoroughfares



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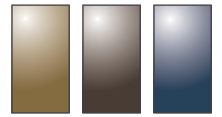
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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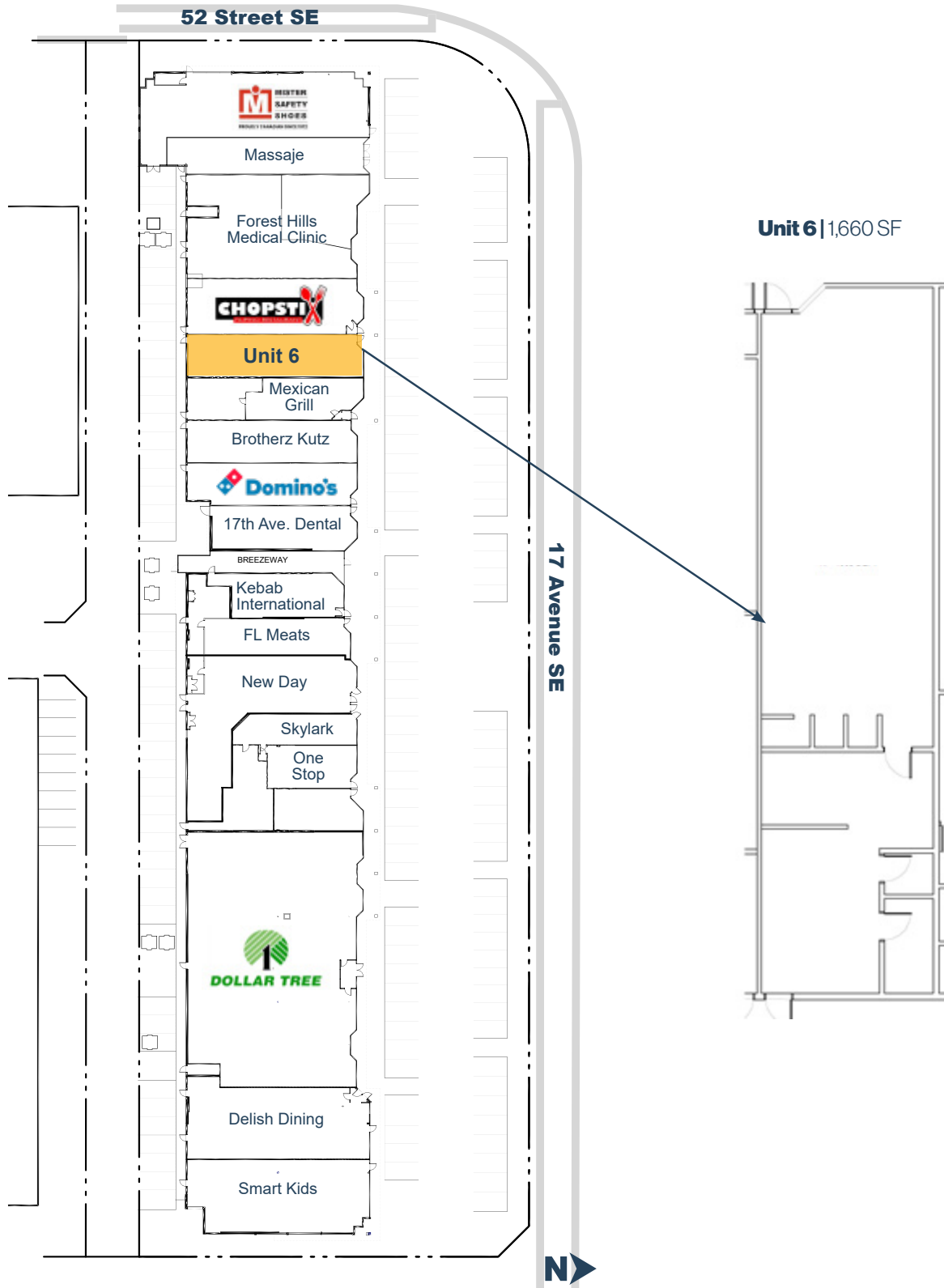
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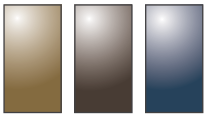
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NEIGHBORHOOD
Forest Lawn



POPULATION
75,858



MEDIAN AGE
40



HOUSEHOLD INCOME
\$78,983



TRAFFIC COUNT

27,000 VPD | 17 Ave. @ 54 St. West
26,000 VPD | 17 Ave. @ 47 St. West



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For more information, please contact one of our associates.

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