

**Blackstone**

# For Lease

5315 17 Avenue SE | Calgary, Alberta

High Exposure on International Ave. Retail Hub

## Forest Hills Plaza



## 5315 17 Avenue SE, Calgary AB

Well Located with Great Exposure

### Property Details

Unit Size	<b>UNIT 6:</b> 1,660 SF <b>UNIT 18:</b> 583 SF
Rental Rate	Market
Op Costs	\$12.35 PSF
Availability	Immediate
District	Forest Lawn
Year Built	1980
Parking	Ample Surface Parking

- Well-established retail plaza with long-term tenants and easy access
- Ideal for take-out restaurants, retail shops, or office use
- Prime location in the heart of the dynamic "International Avenue" shopping district
- Excellent exposure on 17th Avenue SE, with a BRT station directly in front
- Prominent pylon signage available for maximum visibility
- High-traffic corridor with over 45,000 vehicles per day, linking major East-West and North-South routes



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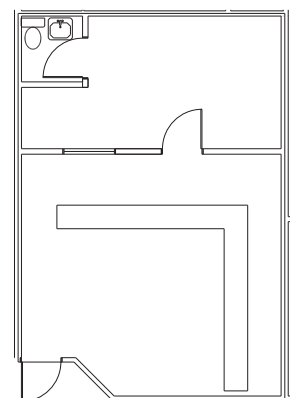
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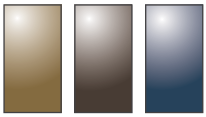
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## Forest Hill Plaza



Unit 18 | 583 SF





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Forest Hill Plaza



**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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