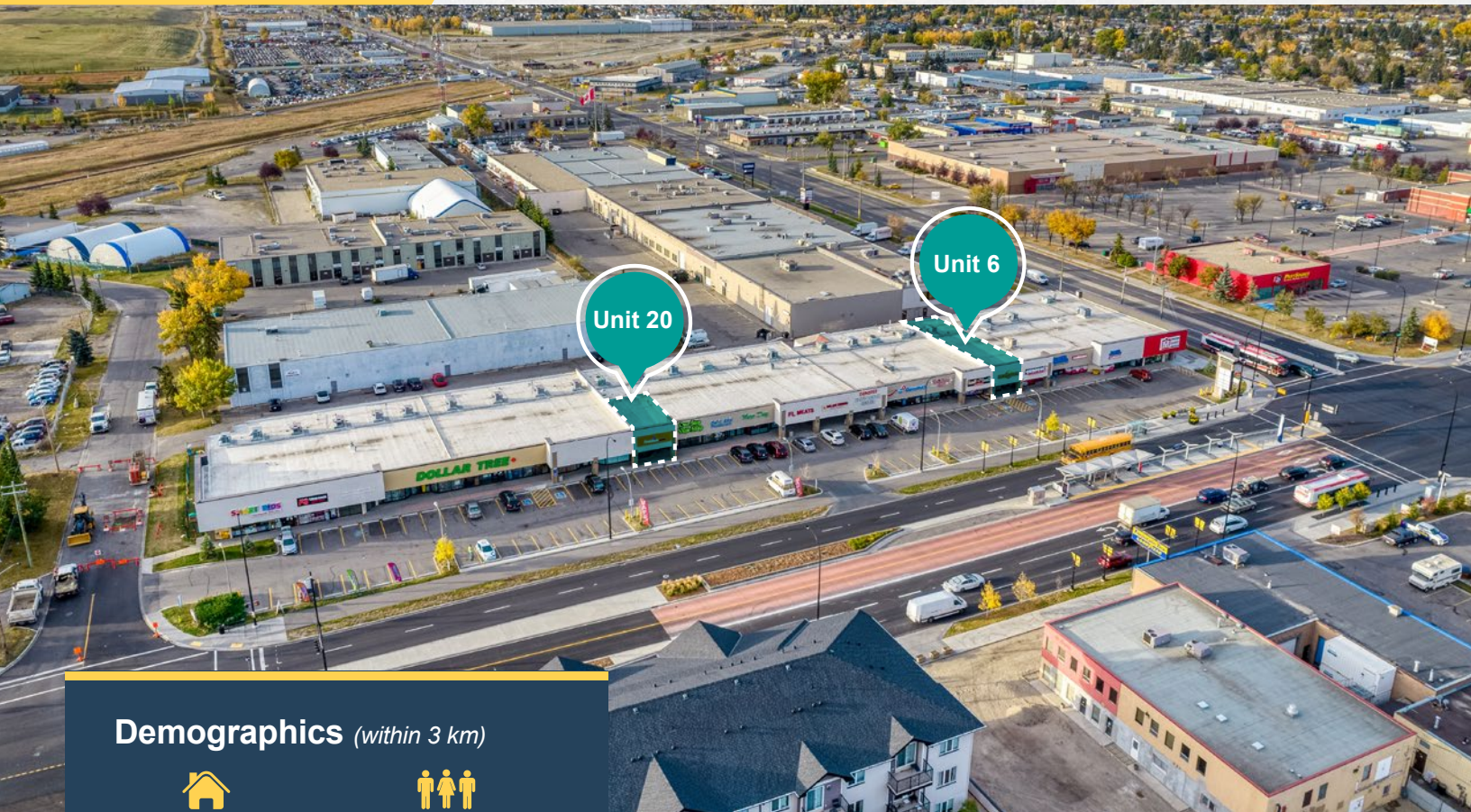


For Lease

5315 - 17 Avenue SE | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Forest Lawn



POPULATION
75,858



MEDIAN AGE
40



HOUSEHOLD INCOME
\$78,983

Building Details



PARKING
Ample Surface
Parking



YEAR BUILT
1980



TRAFFIC COUNT

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

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

P (403) 214-2344

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Forest Hills Plaza

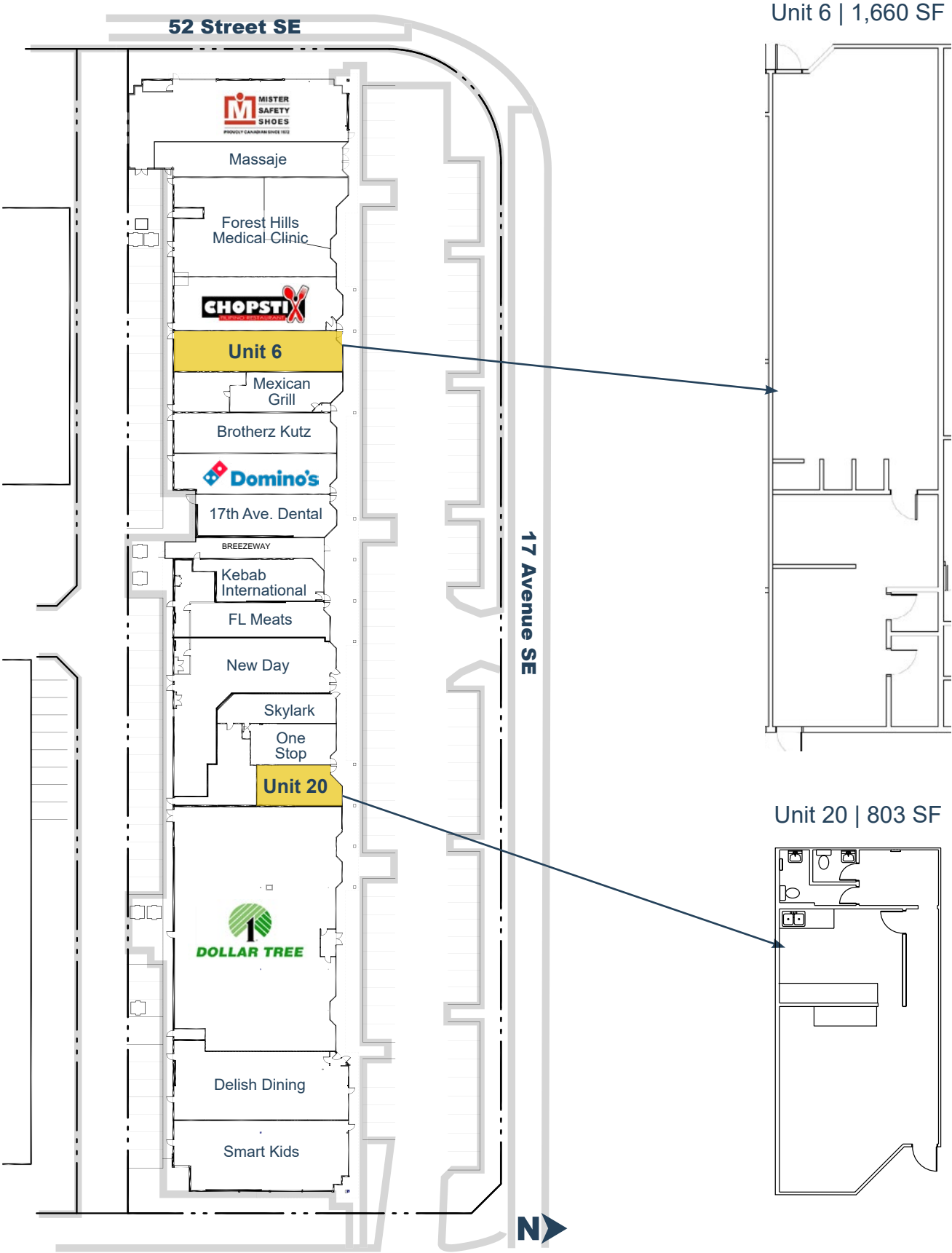
Property Details

Size Available:	Unit 6 - 1,660 SF Unit 20 - 803 SF
Availability:	Immediately
Net Rate:	Market
Op Costs:	\$10.71 PSF
Co-Tenants:	Dollar Tree, Domino's Pizza, Money Mart
Neighbors:	Sobeys, Part Source, Husky, Rona

Highlights

- Can be used as a take-out restaurant, retail, or office space
- Located in the heart of "International Avenue", Calgary's new inner city district
- Easy access off of 17th Avenue SE, with new BRT station directly in front of property
- Pylon signage is available
- Major East/West and North/South thoroughfares, with traffic volumes of $\pm 45,000$ VPD (17 Ave. SE)

Site Plan





Thank you for your interest!

For More Info.

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