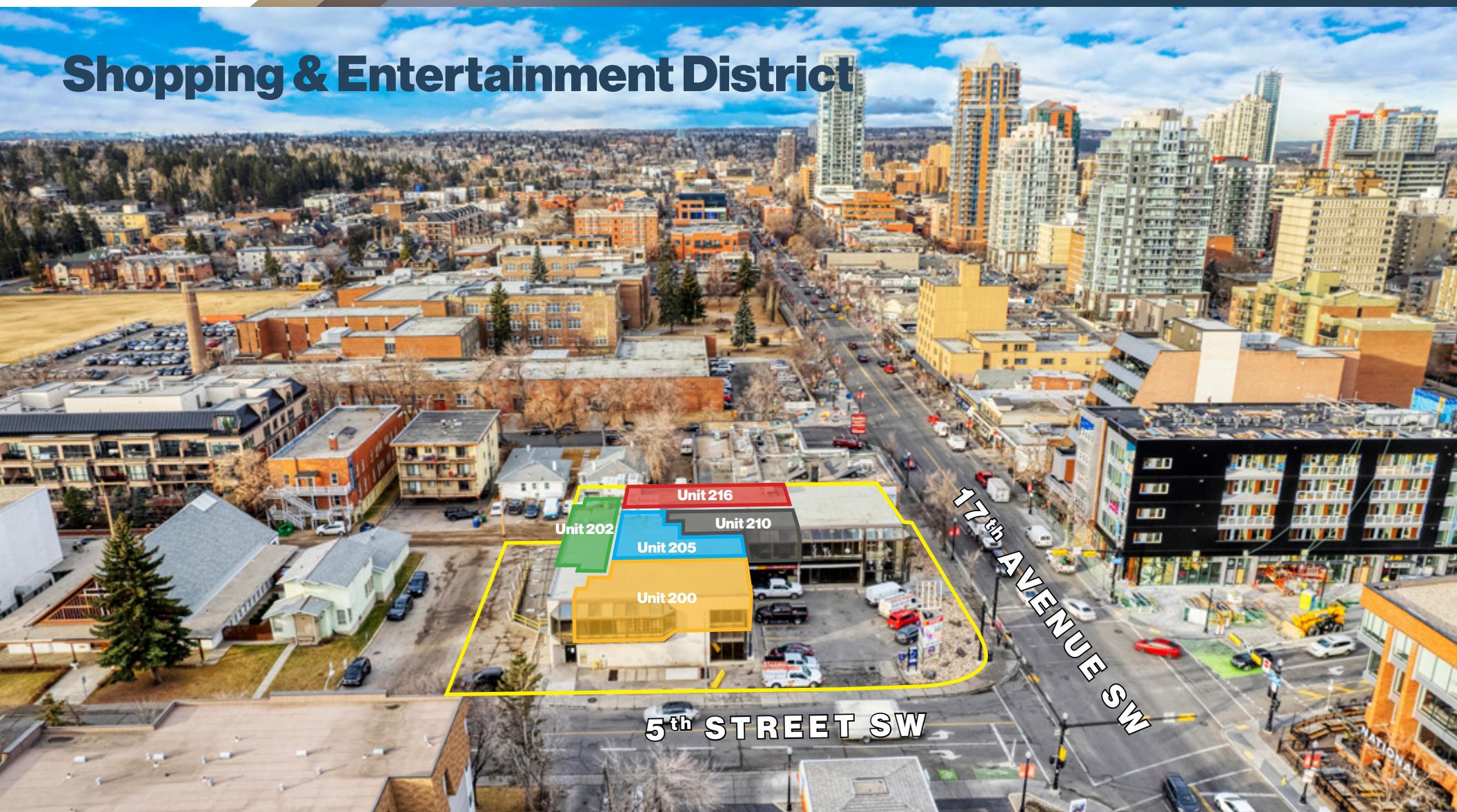


## Shopping & Entertainment District



5<sup>th</sup> STREET SW

17<sup>th</sup> AVENUE SW

**Mahmud Rahman** Principal /Associate

► 403.681.8830

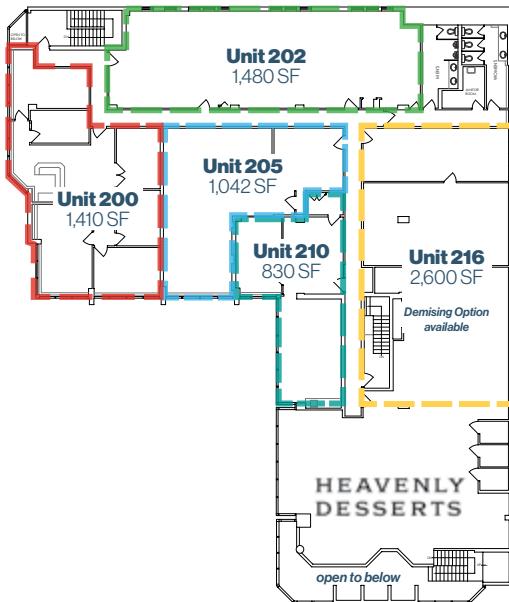
► mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

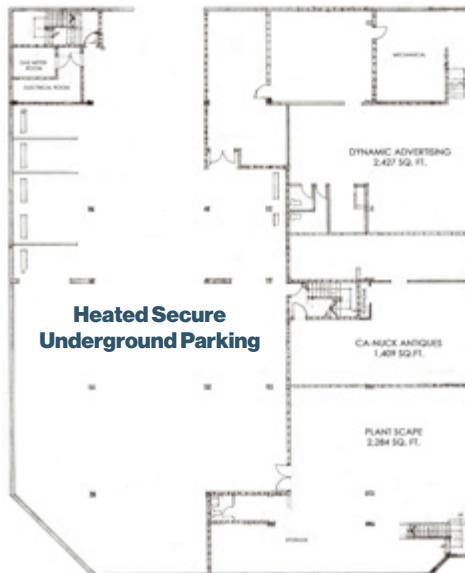
► 403.519.5062

► rwiens@blackstonecommercial.com

## Second Floor



## Basement



## Size Available

### Second Floor:

**Unit 200** - 1,410 SF  
**Unit 202** - 1,480 SF  
**Unit 205** - 1,042 SF  
**Unit 210** - 830 SF  
**Unit 216** - 2,600 SF\* \*demising option available

## Availability

Immediately

## Net Rate

Contact Associate

## Op Costs

\$25.61 PSF (Est. 2025)

## Zoning

C-COR1

## Parking

13 surface stalls + 22 secure underground - Available

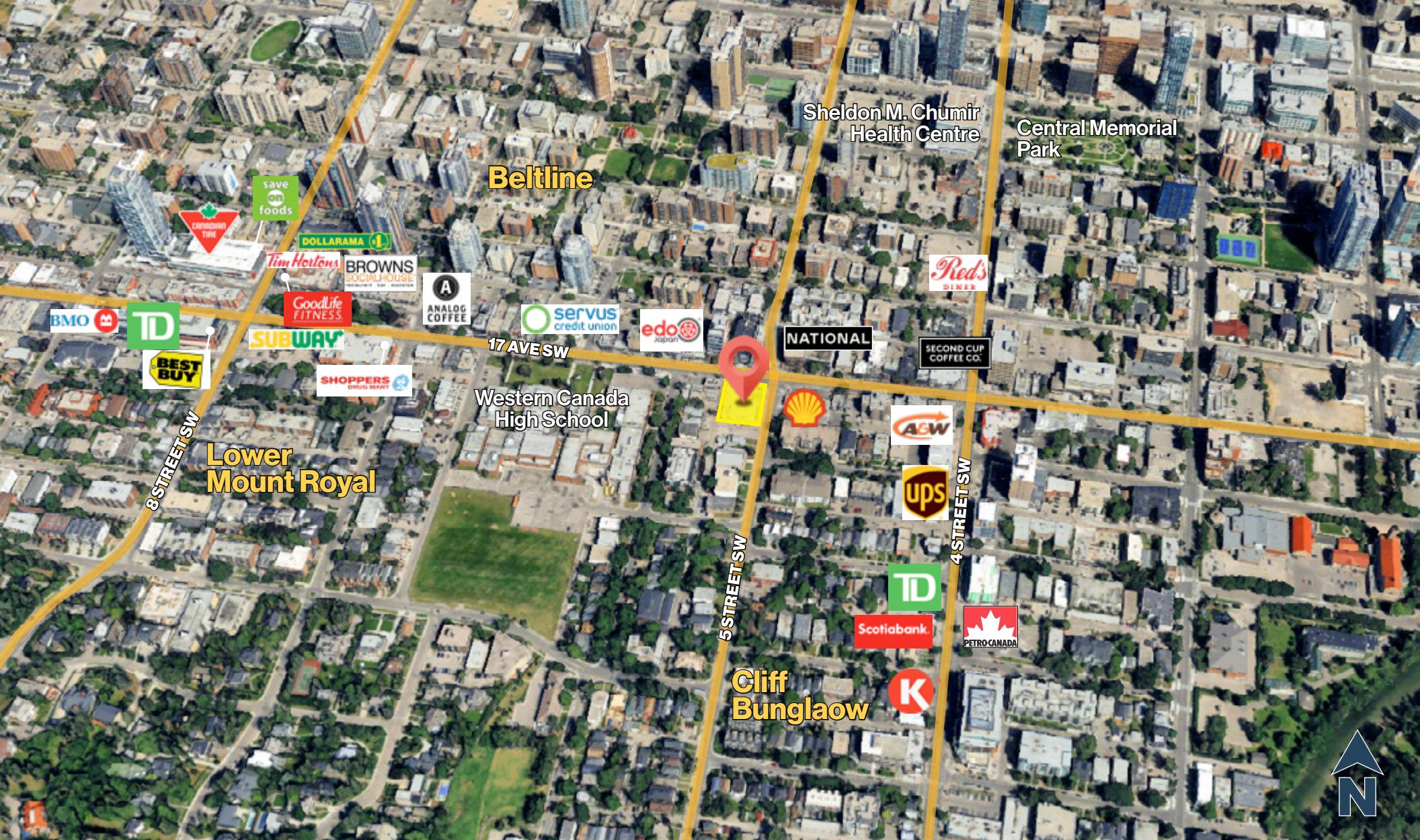
- Prime location with high visibility at 17<sup>th</sup> Avenue and 5<sup>th</sup> Street SW.
- Situated in the vibrant heart of 17<sup>th</sup> Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.





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NEIGHBORHOOD  
Cliff Bunglaow



POPULATION  
3KM  
117,654



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$143,000



TRAFFIC COUNT  
9,000 VPD | 5 Street & 17 Avenue SW  
17,000 VPD | 17 Avenue SW

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# Thank you for your Interest



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