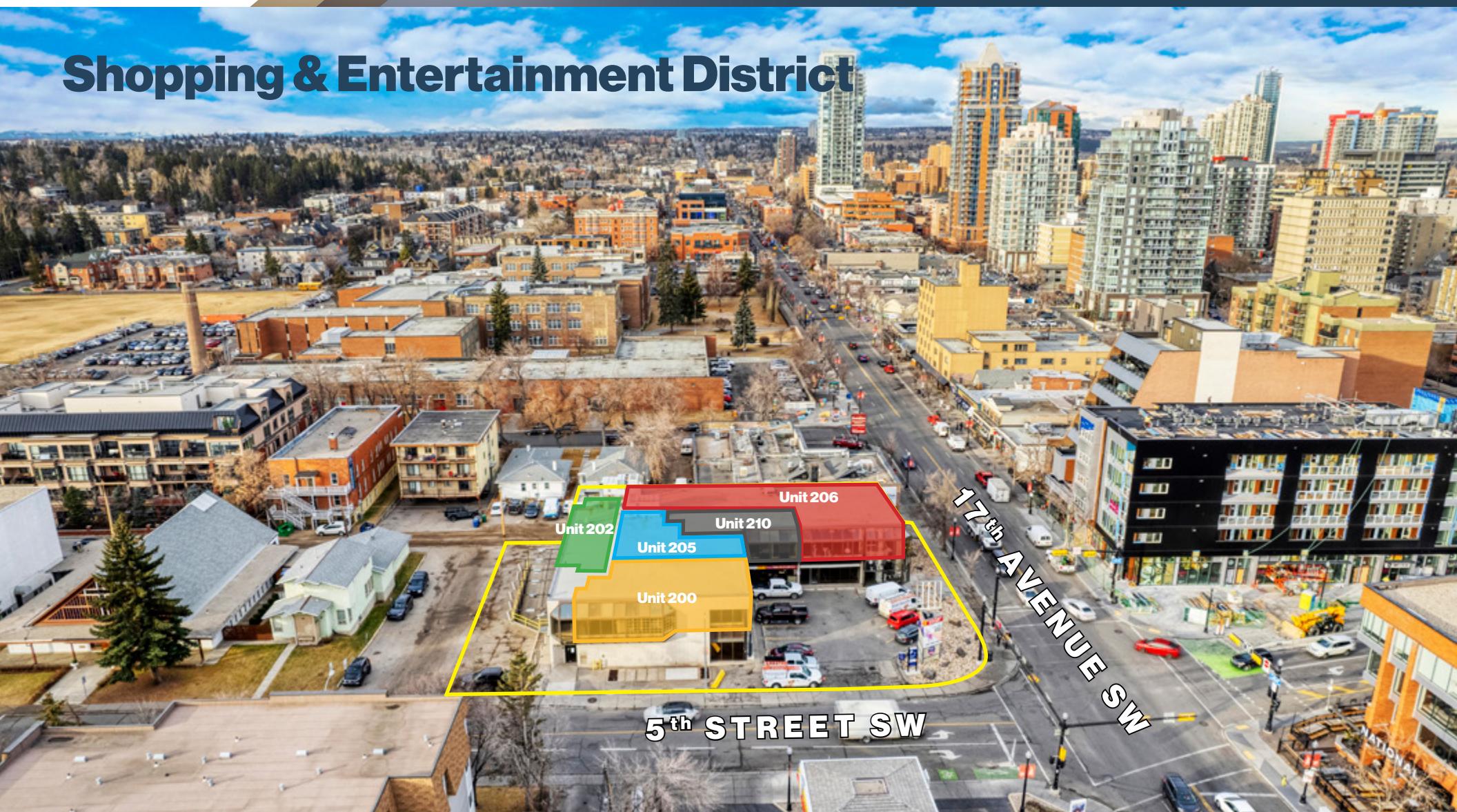


Shopping & Entertainment District



Mahmud Rahman Principal /Associate

► 403.681.8830

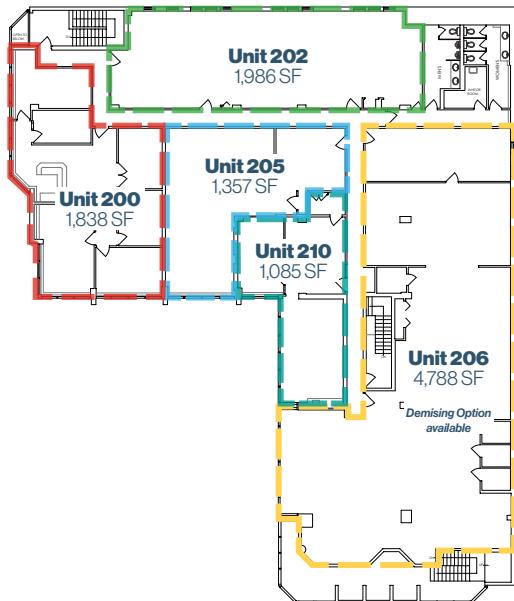
► mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

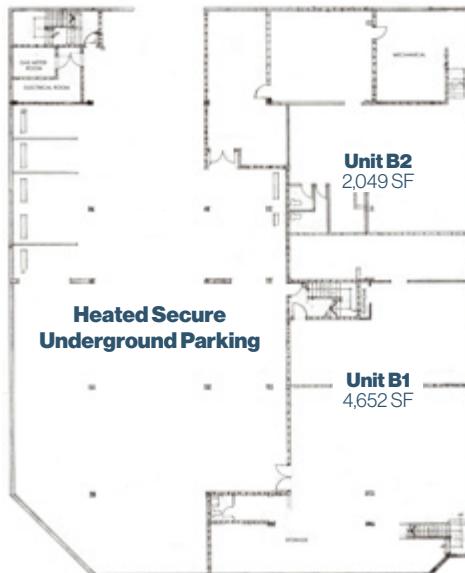
► 403.519.5062

► rwiens@blackstonecommercial.com

Second Floor



Basement



17 Avenue SW



Size Available

Second Floor:

Unit 200: 1,838 SF
Unit 202: 1,986 SF
Unit 205: 1,357 SF
Unit 206: 4,788 SF * demising option available
Unit 210: 1,085 SF

Basement:

Unit B1: 4,652 SF
Unit B2: 2,049 SF

Availability

Immediately

Net Rate

Contact Associate

Op Costs

\$25.61 PSF (Est. 2025)

Zoning

C-COR1

Parking

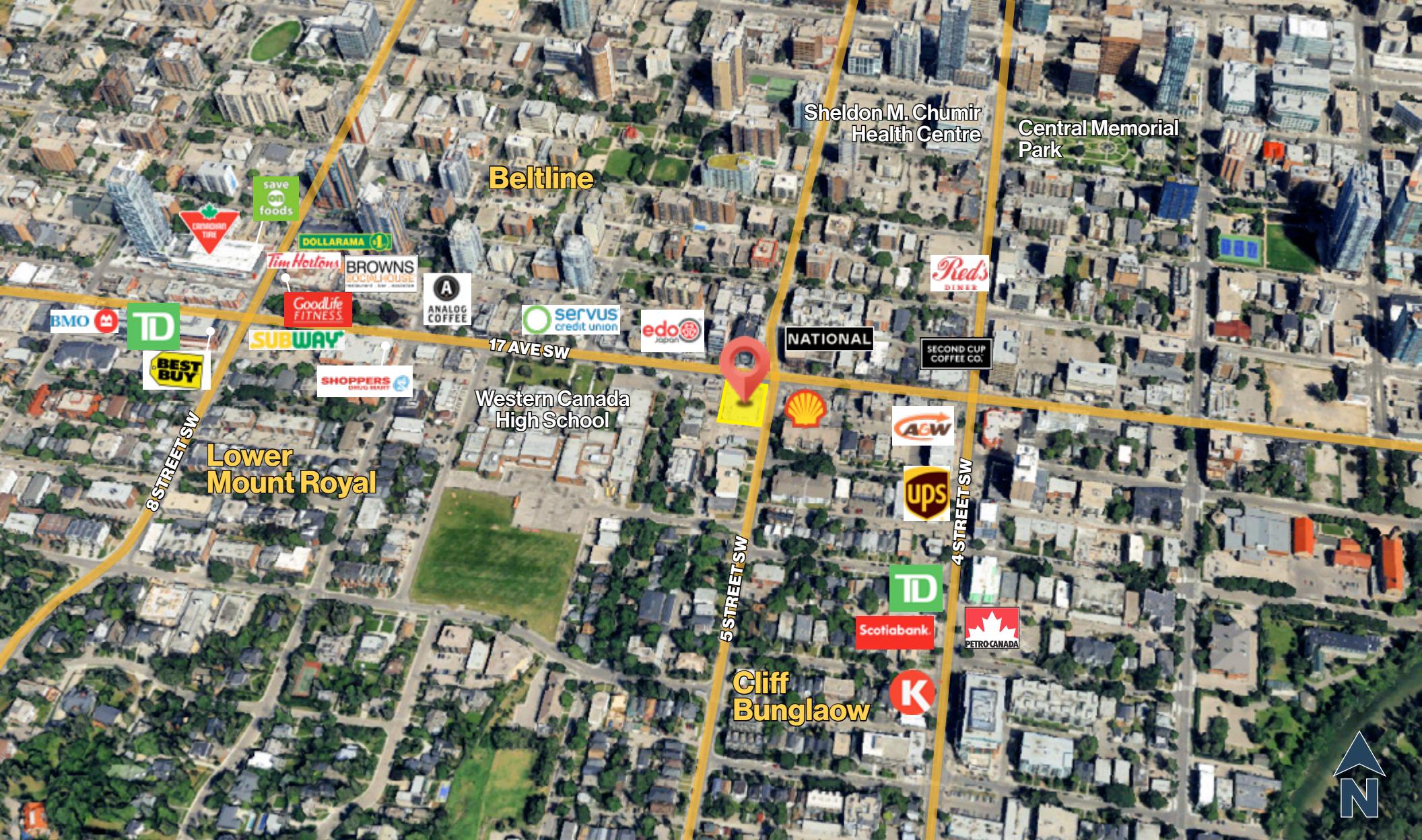
13 surface stalls + 22 secure underground - Available

- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th 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.



Mahmud Rahman Principal /Associate
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate
P 403.519.5062
E rwiens@blackstonecommercial.com



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

Mahmud Rahman Principal /Associate
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate
P 403.519.5062
E rwiens@blackstonecommercial.com

Thank you for your Interest



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

P (403) 214-2344

BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and/or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman Principal /Associate

P 403.681.8830

E mrahman@blackstonecommercial.com



Randy Wiens Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com