

For Lease

601 17th Avenue SW | Calgary, AB



Demographics (within 3 km)



NEIGHBORHOOD
Beltline



POPULATION
117,654



MEDIAN AGE
38



HOUSEHOLD INCOME
\$143,136

Building Details



PARKING
Ample Surface &
Underground



YEAR BUILT
1974



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

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

Prime Retail Location

Property Details

Main Floor:

Unit 100 - 1,894 SF* must include a min. of 1,500 SF from Unit 216
Unit 113 - 4,176 SF

Second Floor:

Unit 200 - 1,450 SF
Unit 202 - 1,566 SF
Unit 205 - 1,042 SF
Unit 210 - 868 SF
Unit 216 - 3,777 SF* demising option at approx. 2,000 SF

Size Available:

Availability:

Immediately

Net Rate:

Contact Associate

Op Costs:

\$15.29 PSF

Property Tax:

\$10.32 PSF

Zoning:

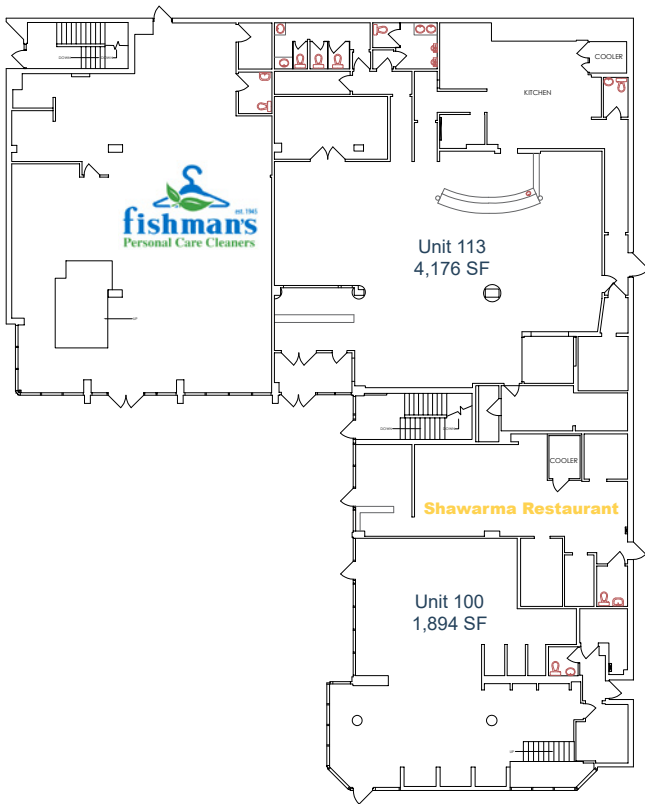
C-COR1

Highlights

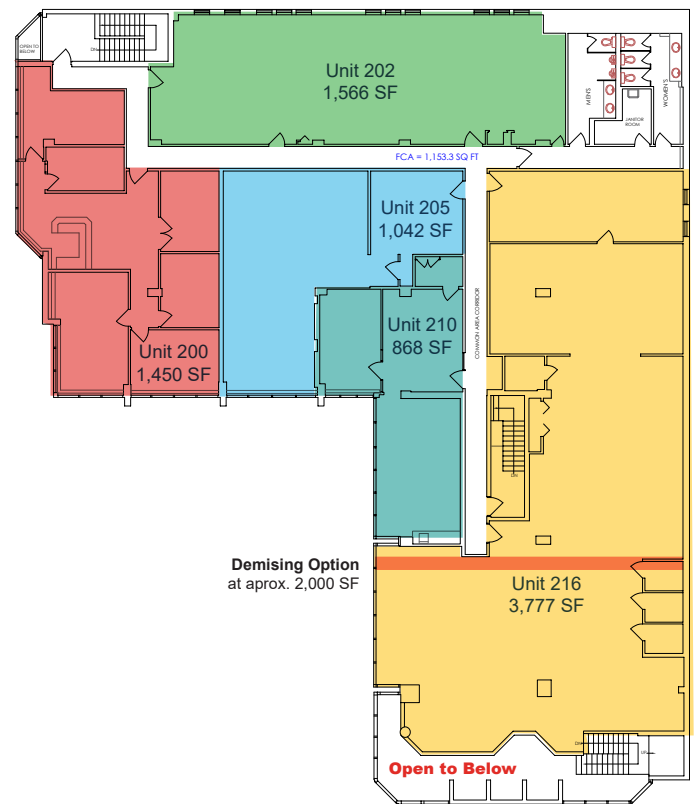
- Located in the heart of 17th Avenue's entertainment and shopping district, just seconds away from trendy amenities such as cafés, restaurants, micro-breweries and fashion outlets
- Easy access to Calgary public transportation routes
- High visibility property located on 17 Avenue SW and 5 Street SW
- One block away from Western Canada High School
- One of the most pedestrian friendly areas in Calgary

Floor Plans

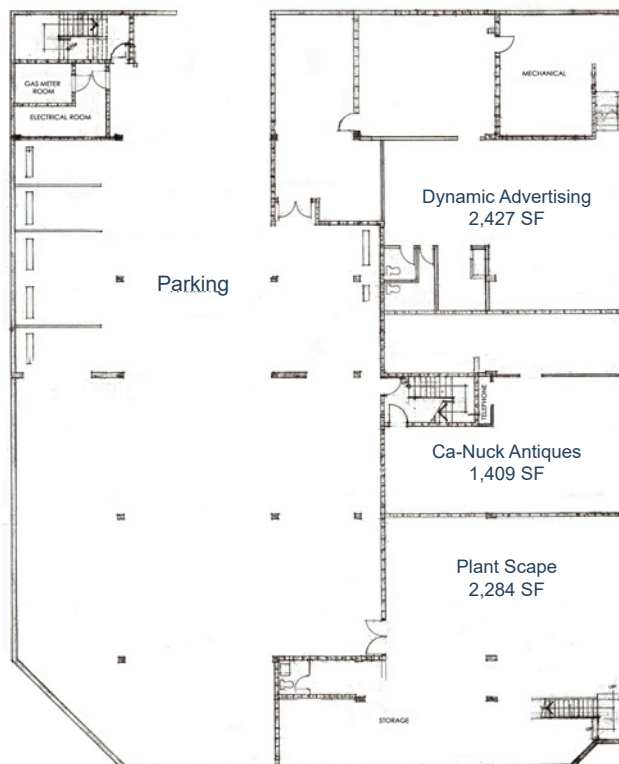
Main Floor

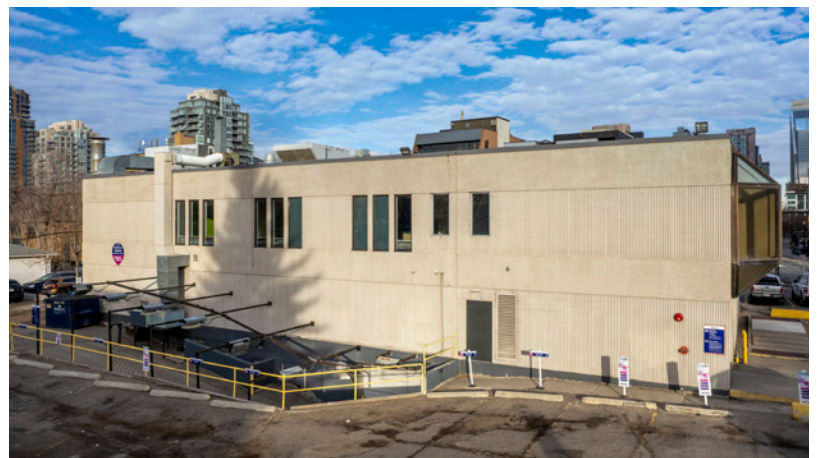


Second Floor



Basement







 **View in Google Maps**

- | | | | |
|---|--------------------|----|------------------------|
| 1 | BROWNS SOCIALHOUSE | 7 | BLANCO |
| 2 | BEST BUY | 8 | MAISON MARTIN MARGIELA |
| 3 | freshii | 9 | US OF AMERICA |
| 4 | SHOPPERS DRUG MART | 10 | UNA |
| 5 | COFFEE | 11 | edo japan |
| 6 | CLIVE BURGER | 12 | WALGREENS |

Thank you for your interest!

For More Info.

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