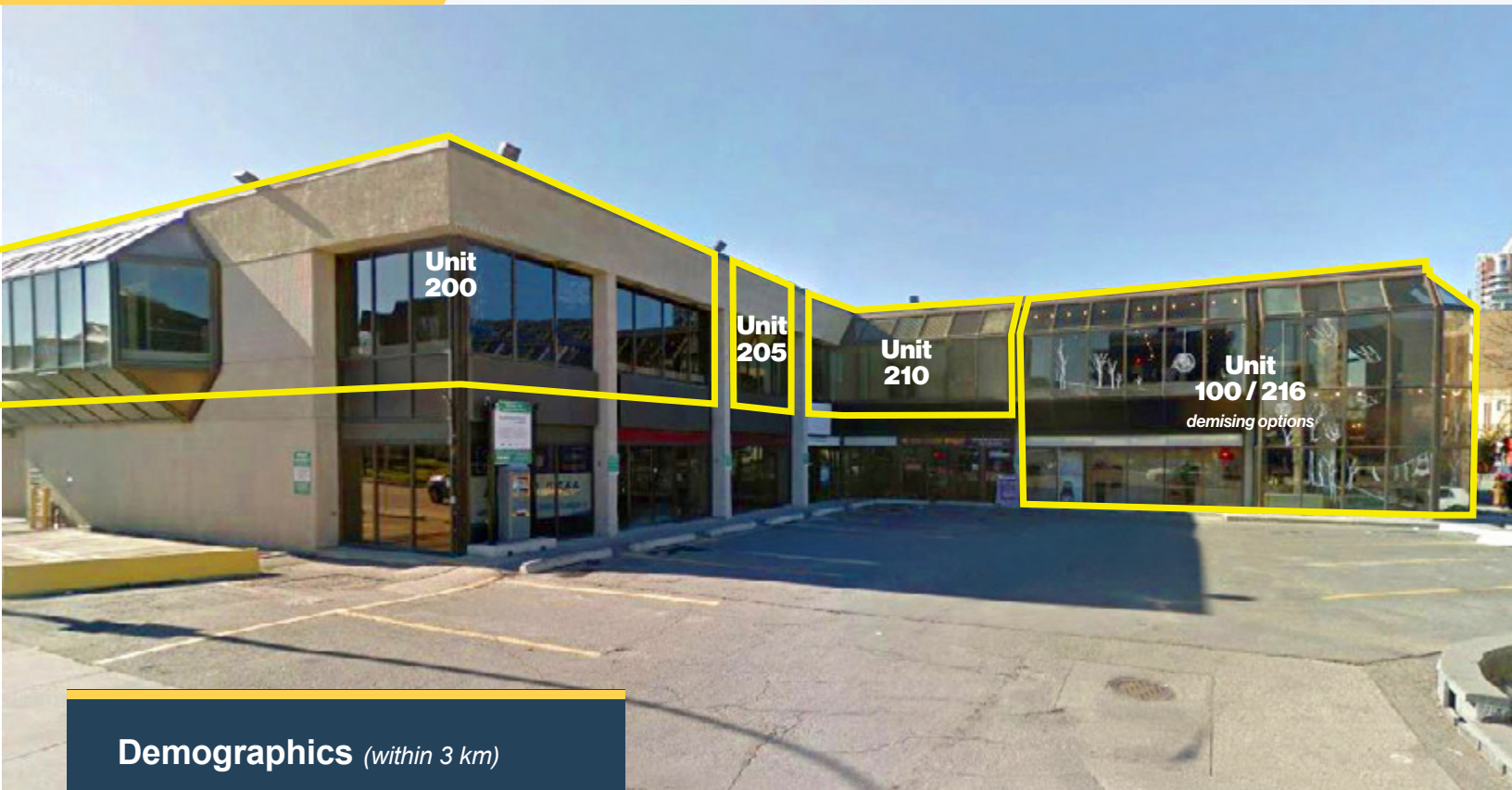


For Lease

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



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

blackstonecommercial.com

Prime Retail Location

Property Details

Main Floor:

C/L Unit 100 - 1,894 SF
LEASED Unit 113 - 4,176 SF

Second Floor:

Size Available:
Unit 200 - 1,450 SF
Unit 202 - 1,566 SF
Unit 205 - 1,042 SF
Unit 210 - 868 SF
Unit 216 - 2,777 SF* demising option available

Availability: Immediately

Net Rate: Contact Associate

Op Costs: \$15.29 PSF

Property Tax: \$10.32 PSF

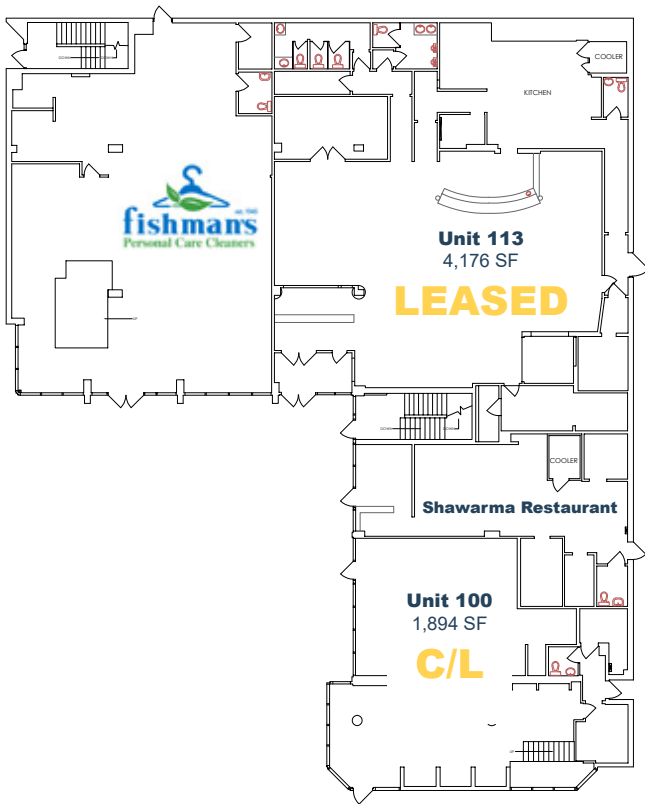
Zoning: C-COR1

Highlights

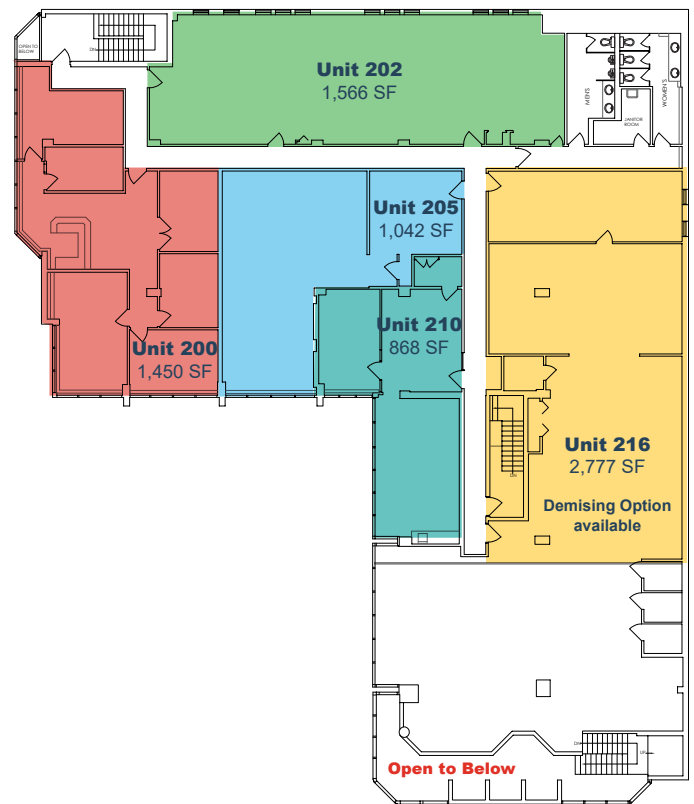
- Located in the heart of 17th Avenue's entertainment and shopping district, just seconds away from trendy amenities such as cafés, restaurants, micro-breweries and fashion outlets
- Easy access to Calgary public transportation routes
- High visibility property located on 17 Avenue SW and 5 Street SW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

Floor Plans

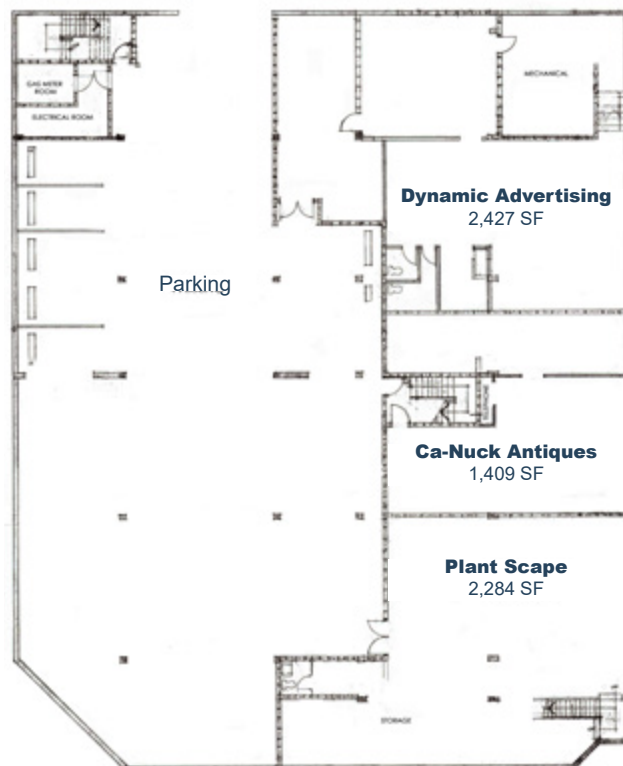
Main Floor



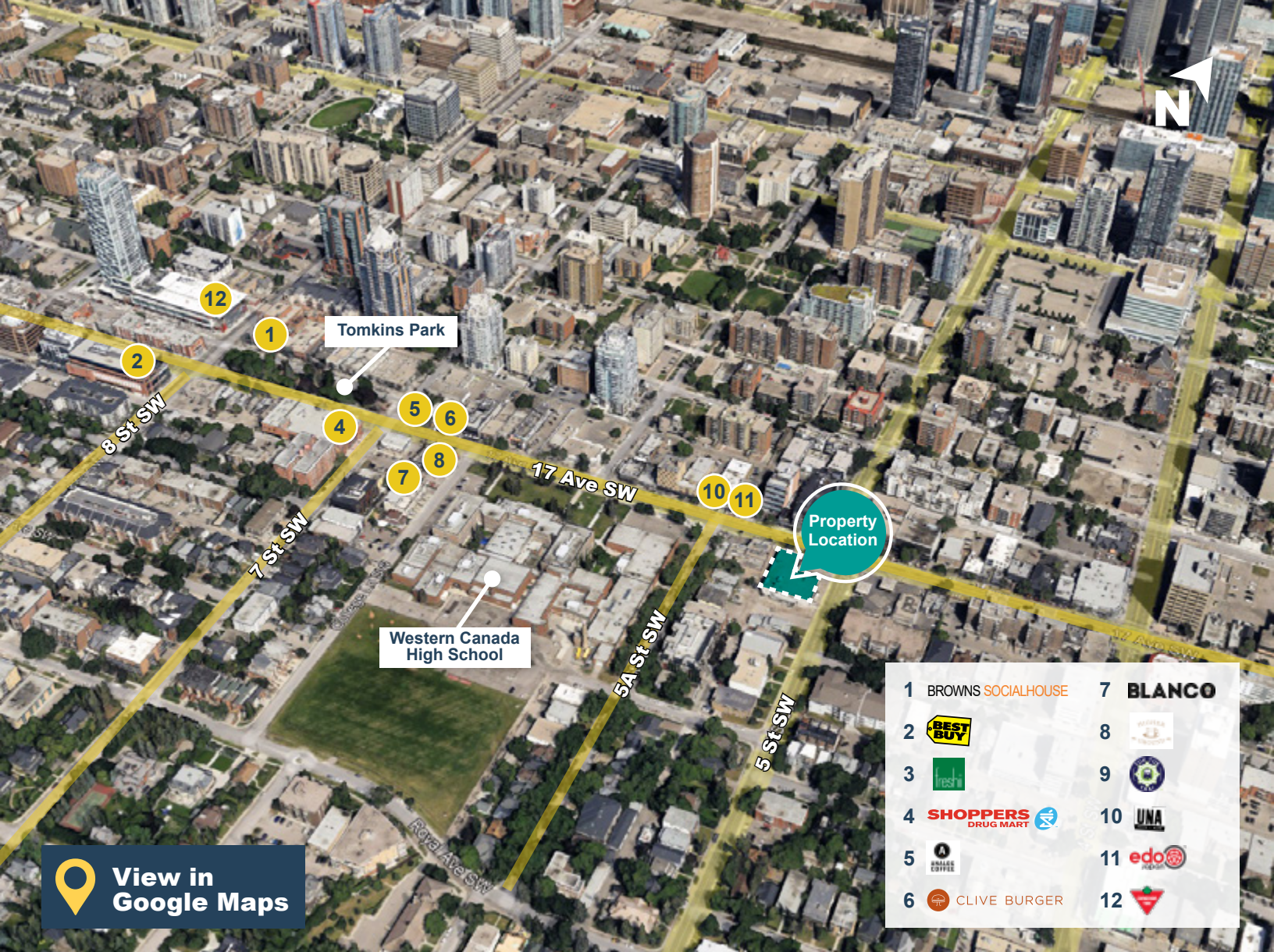
Second Floor



Basement







 **View in Google Maps**

1	BROWNS SOCIALHOUSE	7	BLANCO
2	BEST BUY	8	WALGREENS
3	FRESH	9	WALMART
4	SHOPPERS DRUG MART	10	UNA
5	COFFEE	11	edo
6	CLIVE BURGER	12	WALMART



Mahmud Rahman

VP / Associate

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Randy Wiens

Senior Associate

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Thank you for your interest!

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

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