

For Lease

5308 - 17 Avenue SW | Calgary, AB



Demographics



NEIGHBORHOOD
Glendale



POPULATION
81,630



MEDIAN AGE
41



HOUSEHOLD INCOME
\$98,475

Building Details



PARKING
Ample Paved,
Shared



YEAR BUILT
—



TRAFFIC COUNT
24,000 VPD | 17 Ave & Glenside Dr
31,000 VPD | 17 Ave & Sarcee Tr



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

☎ 403.214.2344

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Property Details

Unit Available: Unit 4 - 1,760 SF

Availability: June 2024

Net Rate: Market

Op Costs: \$18.85 psf (Incl. Property Taxes)

Zoning: C N2

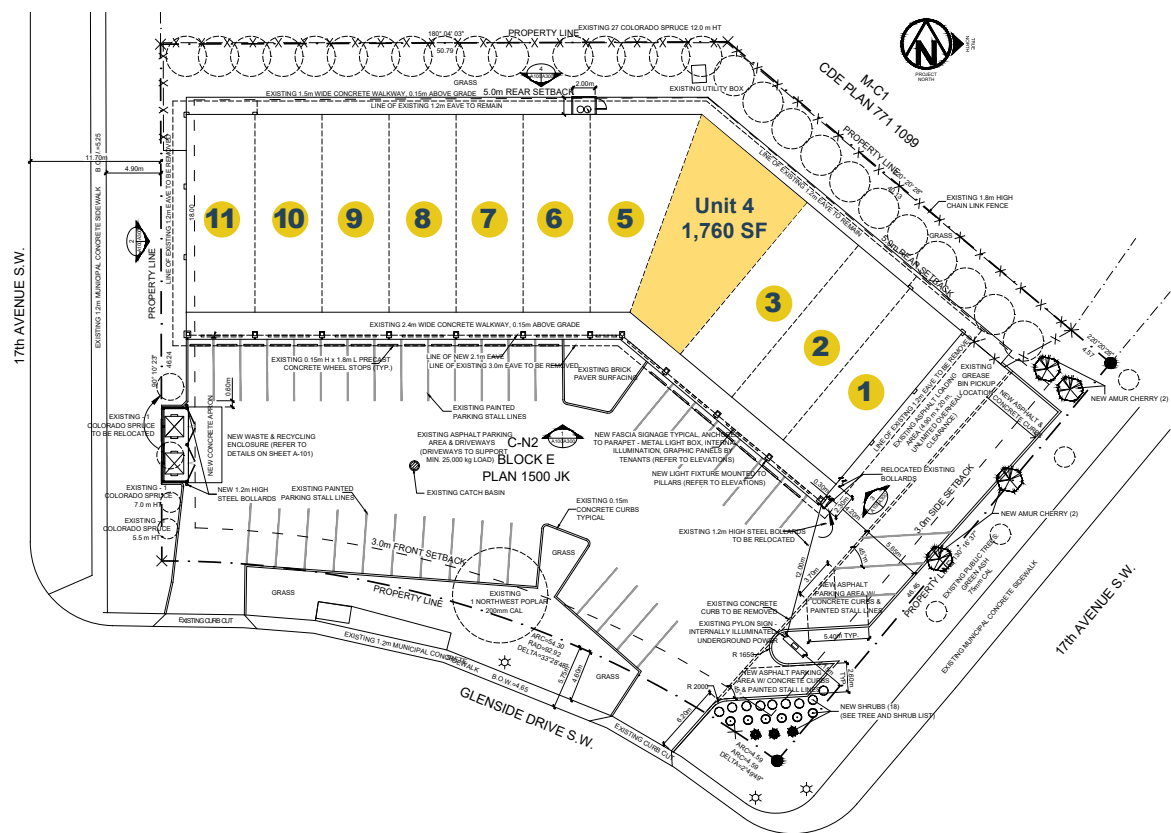
Signage: Overhead & Pylon (Extra Cost)

Parking: 40 Surface Stalls (Common)

Highlights

- Servicing the communities of Strathcona Park, Coach Hill, Patterson, Glenbrook, Christie Park, Westgate and Wildwood
- 2-minute walk to West/Eastbound Sirocco LRT Station

Site Plan



- 1 Dulux
- 2 Sylvan Learning
- 3 Available
- 4 Nails & Spa
- 5 REGAL BEAGLE PUB
- 6 panago
- 7 MAGIC CLEANERS
- 8 HIGH 3AR CANNABIS
- 9 VIVO dental lab



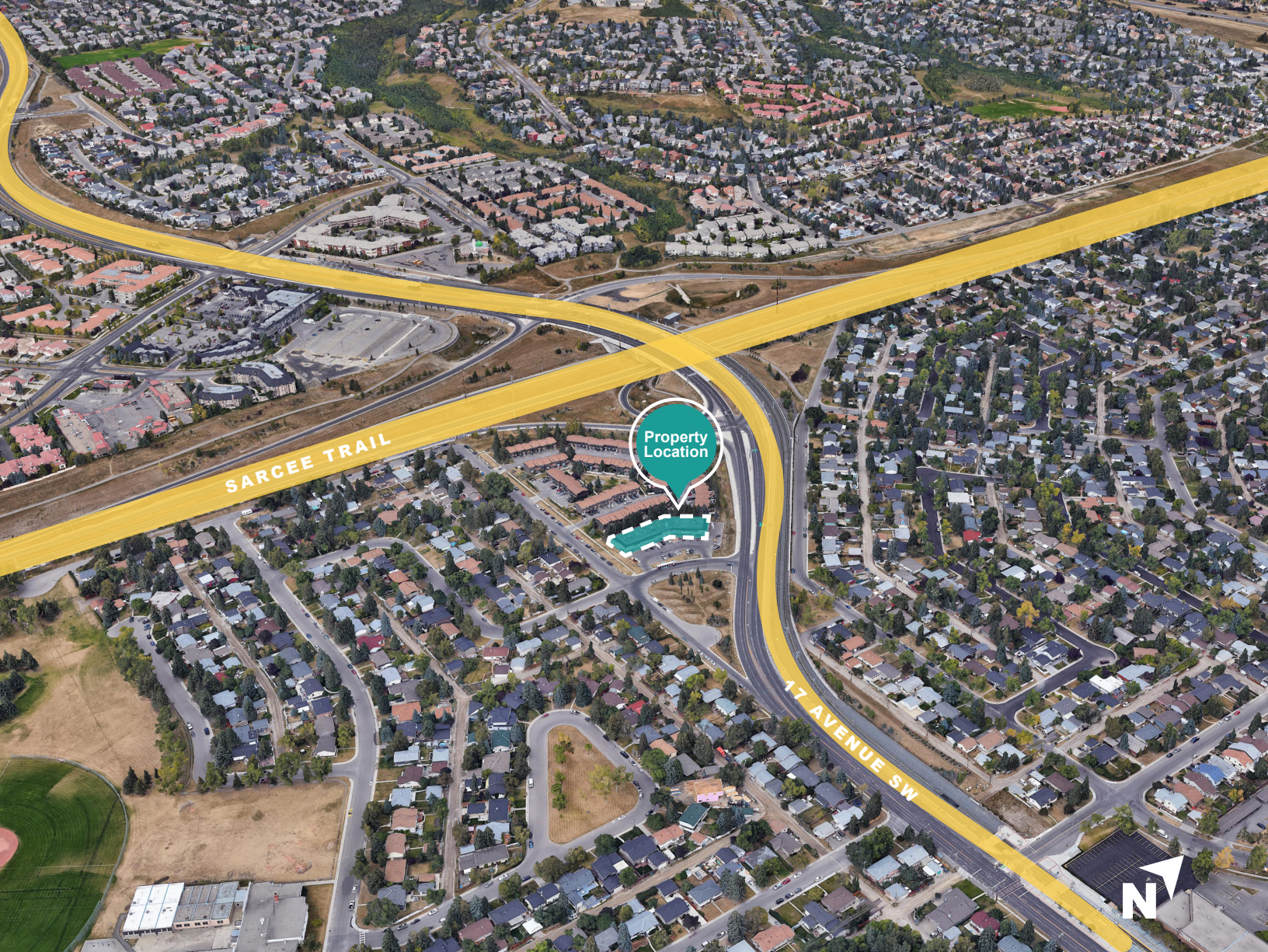
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Thank you for your interest!

For More Info.

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