

Blackstone

For Lease

Unit 4, 5308 17 Avenue SW | Calgary, Alberta

Well Located and Established Plaza in Prime SW Community



5308 17 Avenue SW, Calgary AB

Westland Centre - For Lease - Unit 4: 1,760 SF

THE OFFERING

- Well located Plaza servicing the SW Communities of Glenbrook, Glendale, Killarney, Westgate, Strathcona Park, Christie Park, Signal Hill, Coach Hill, Wildwood
- Well established, with many business' here for 20+ years
- Accessible on 17th Avenue SW, just off Sarcee Trail
- Excellent access to public transit. Located on the LRT between 45 Street Station and Sirocco Station
- Nice mix of tenants, including Dulux Paint, Liquor Store, Regal Beagle Pub, Cannabis, Dry Cleaner, Take out Restaurant and Dentist

PROPERTY DETAILS

Unit Size	1,760 SF
Available	Immediately
District	Glendale
Zoning	C-N2
Op Costs	\$18.85 PSF <small>including property tax</small>
Signage	Overhead & Pylon <small>Extra Cost</small>
Parking	40 Surface Stalls <small>Common</small>



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9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

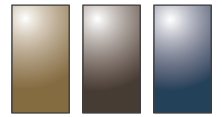
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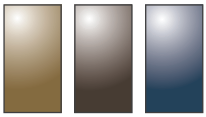
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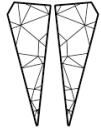


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VIVO
dental lab



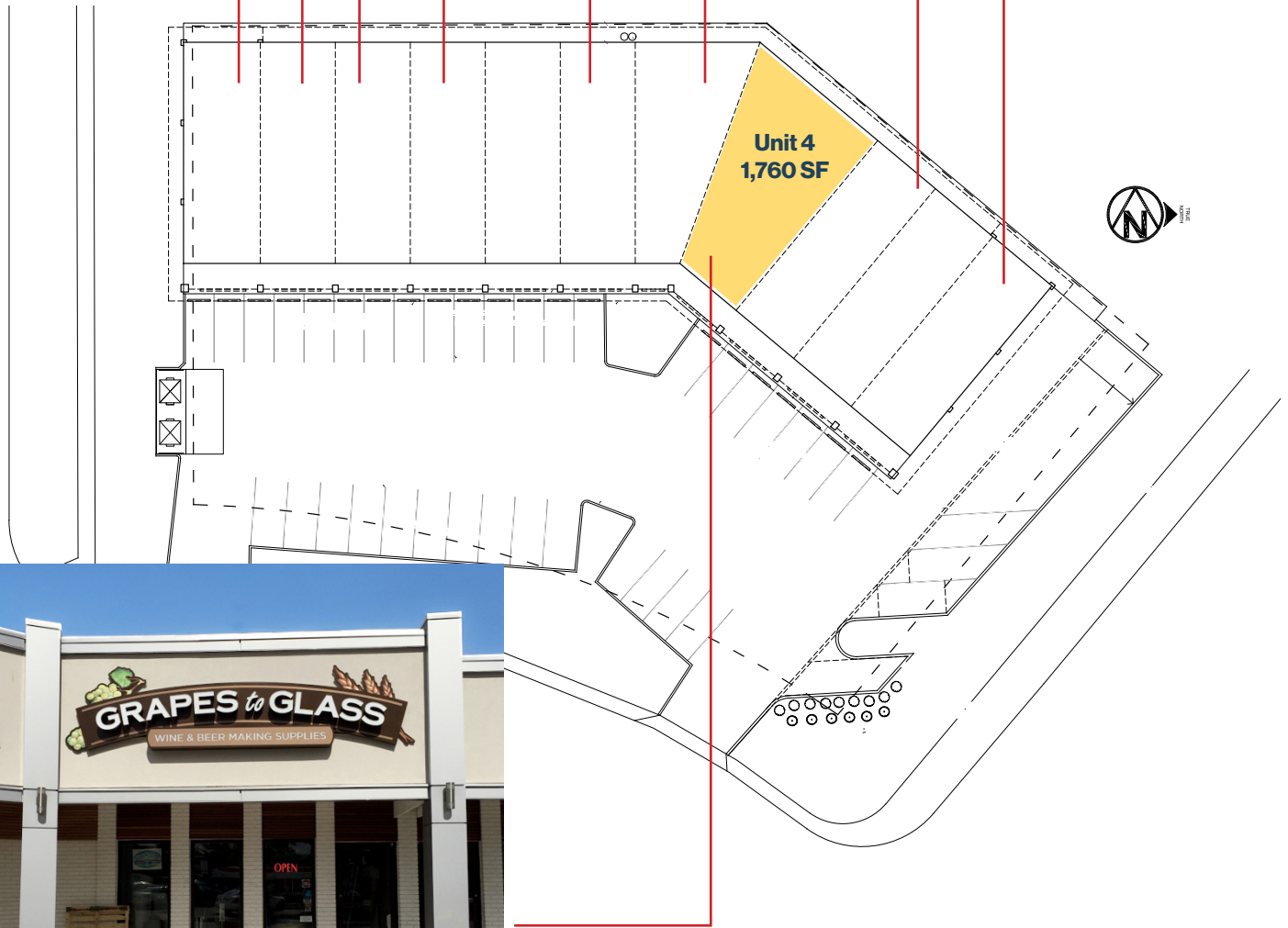
MAGIC CLEANERS



**RB Canadian
Liquor Store**



Peachy **NaturaSpa**



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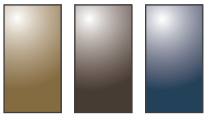
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NEIGHBORHOOD
Glendale



POPULATION 3KM
81,630



MEDIAN AGE
41



HOUSEHOLD INCOME
\$98,475



TRAFFIC COUNT

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



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For more information, please contact one of our associates.

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