

Blackstone

For Lease

5115 17 Avenue SE | Calgary, Alberta

Grocery Anchored Retail Centre



For more information, please
contact one of our associates.

Mahmud Rahman *VP /Associate*

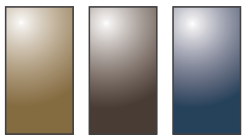
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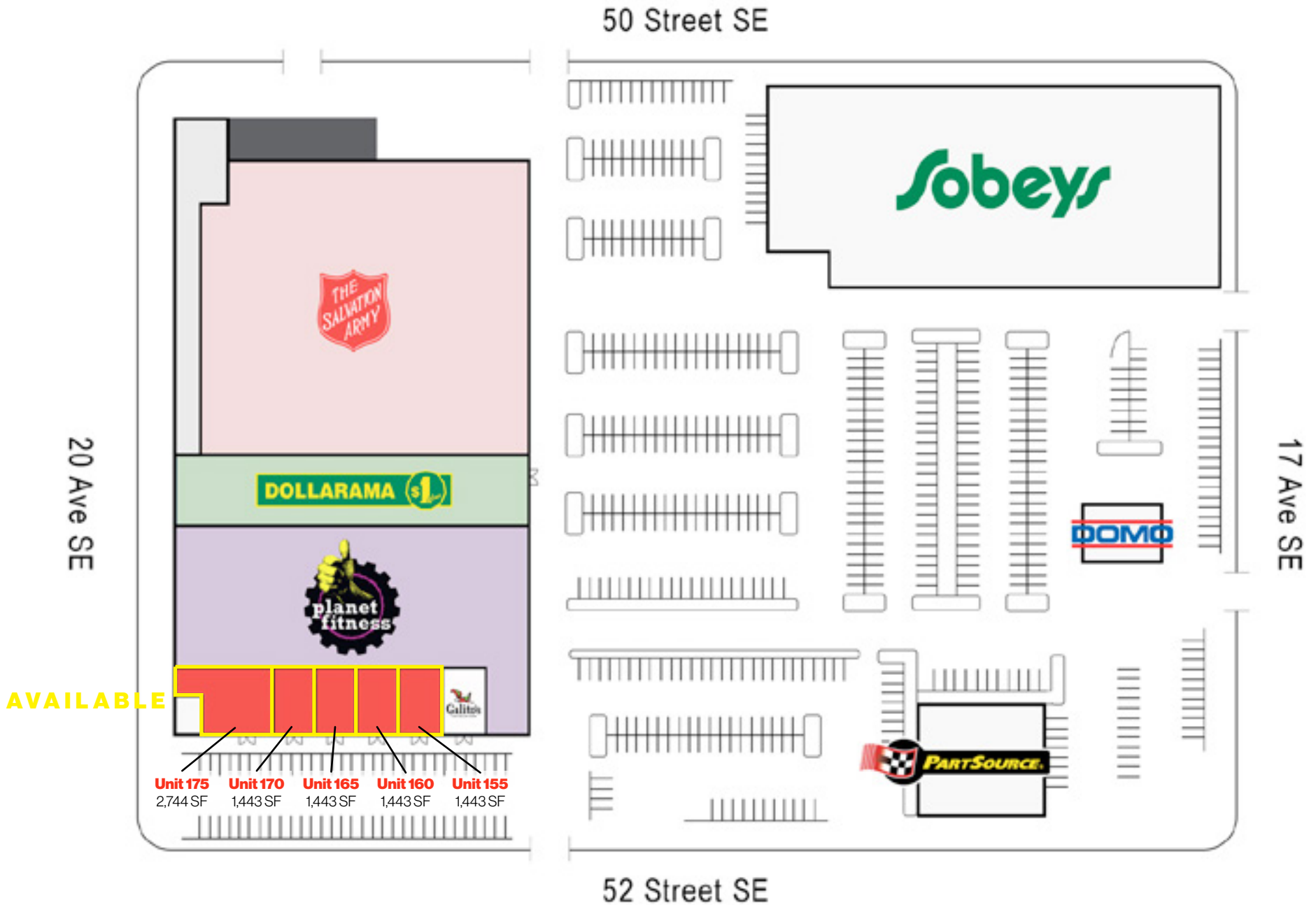


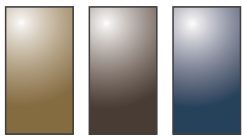
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Site Map

5115 17 Avenue SE | Calgary, Alberta

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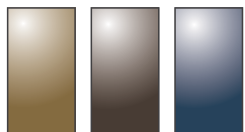
Unit Sizes	<p>Unit 175: 2,744 SF Unit 170: 1,443 SF Unit 165: 1,443 SF Unit 160: 1,443 SF Unit 155: 1,443 SF</p>
Availability	Immediately
Zoning	C-C2
Signage	Available
Construction	Metal, Class A Building
Building Height	26'
Lease Rate	Market
Op Costs + Property Taxes	\$11.44 PSF (est 2024)
Parking	Over 500 Stalls available
Year Built	2022, Renovated 2024
Highlights	<p>Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn</p> <p>5 CRUs available: starting at 1,443 to 2,744 SF</p> <p>30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE</p> <p>Anchored by Sobey's, Calgary's first Planet Fitness & Dollarama</p> <p>Developed, owned and managed by Telsec Property Corporation</p>



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Location

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NEIGHBORHOOD
Forest Lawn



POPULATION
3KM
71,256



MEDIAN AGE
39.9

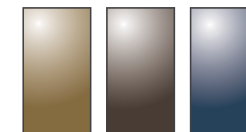


HOUSEHOLD INCOME
\$66,117



TRAFFIC COUNT
27,000 VPD | 17 Avenue & 54 Street





Blackstone

Thank you for your Interest



BlackstoneCommercial.com

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