

Blackstone
Commercial Real Estate Services Inc.

For Sale

1127 17 Avenue SW | Calgary, Alberta
Established 17 Avenue Lounge

Restaurant | Bar | Speakeasy | Lounge



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Established	2018
Size	Rentable Area: 3,543± SF Gross Rentable Area: 9,710± SF
Services	<ul style="list-style-type: none"> • Shisha Lounge • Bar / Restaurant
Asking Price	\$ 499,000
Lease Term	Expires October 31, 2028
Option to Renew	2 – 5 year
Zoning	M-C2
Year Built	1971
Construction	Masonry
Parking	2 Assigned Stalls + Street

- **Established & Recognized Venue** – A long-standing staple on 17th Avenue SW, Calgary's top shopping and entertainment corridor.
- **Turnkey Opportunity** – Fully operational lounge featuring premium furnishings, lighting, sound, and décor.
- **Spacious Layout** – 3,543 SF lounge within 9,710 SF ± total area, ideal for social gatherings, events, and nightlife experiences.
- **Prime Exposure** – High-visibility location surrounded by restaurants, boutiques, and nightlife attractions.
- **Contemporary Atmosphere** – Trendy seating, curated music, and upscale shisha offerings for a refined yet relaxed vibe.
- **Proven Concept & Loyal Clientele** – Well-known destination with strong brand presence and repeat business.
- **Multiple Revenue Streams** – Alcohol, shisha, food, and event hosting opportunities
- **Ready for New Ownership** – A rare chance to acquire a fully equipped, reputable lounge in one of Calgary's most vibrant districts.

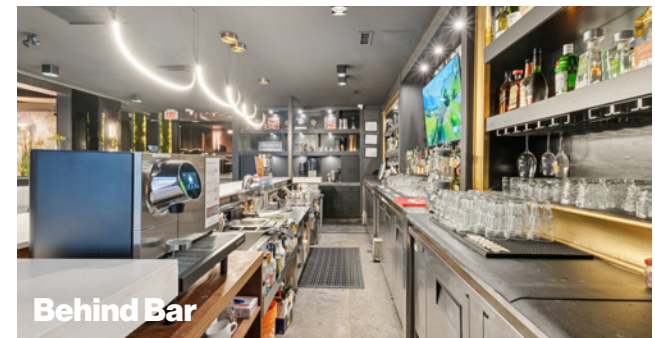


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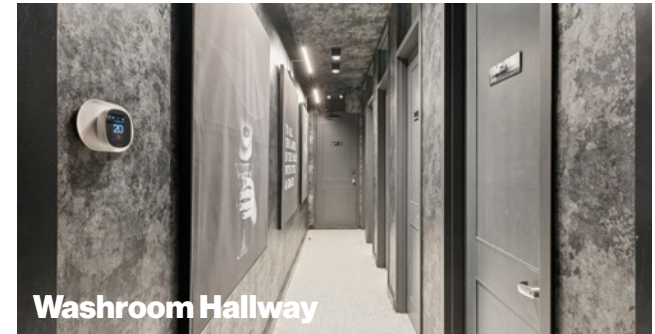
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Interior Banquette



Behind Bar



Washroom Hallway



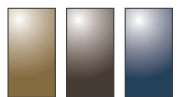
Overhead Door to Patio



Server Station

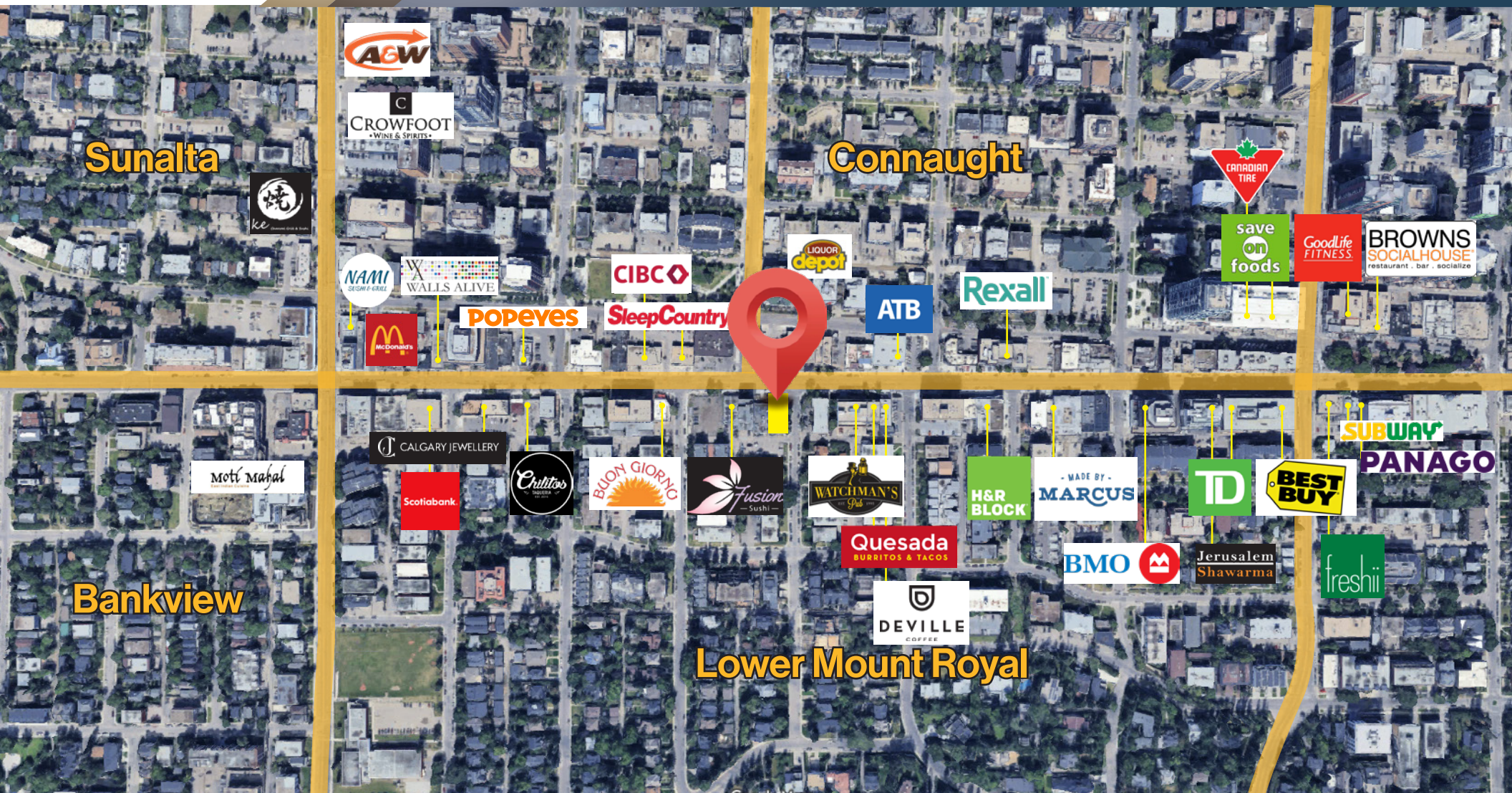


Kitchen



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Location



NEIGHBORHOOD
Lower
Mount Royal



POPULATION
3KM
124,896



MEDIAN AGE
38



HOUSEHOLD INCOME
\$82,773



TRAFFIC COUNT
17,000 VPD | 17 Ave & 12 Street SW

Thank you for your Interest



BlackstoneCommercial.com

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