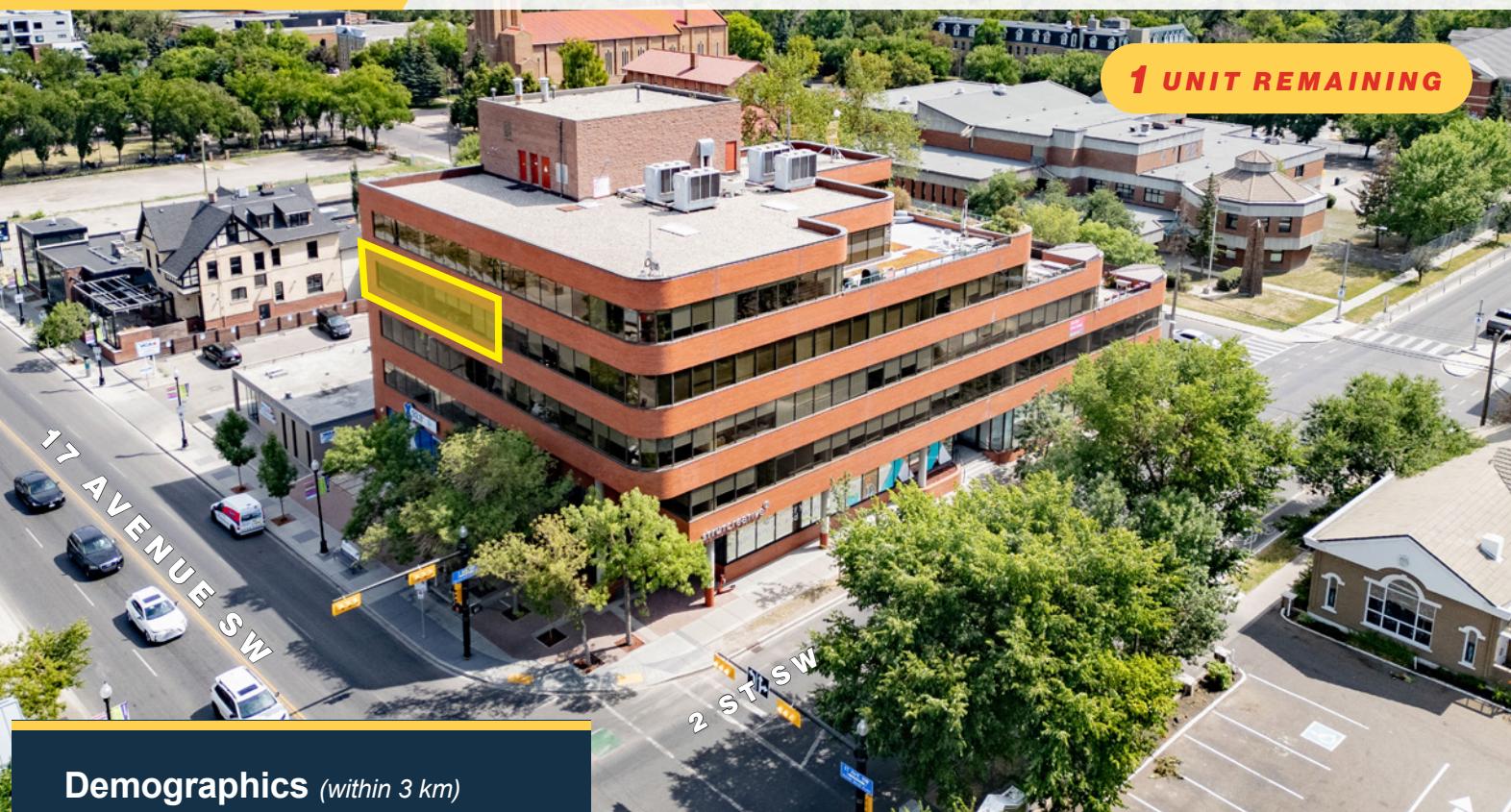


# For Lease

255 17 Avenue SW | Calgary, AB

1 UNIT REMAINING



## Demographics (within 3 km)



NEIGHBORHOOD  
Mission



POPULATION  
114,697



MEDIAN AGE  
37.8



HOUSEHOLD INCOME  
\$77,315

## Building Details



PARKING  
Underground



YEAR BUILT  
1980



### TRAFFIC COUNT

17,000 VPD | 4 Street & 19 Ave SW  
10,000 VPD | 17 Avenue & 2 Street SW

 **Blackstone**  
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

[blackstonecommercial.com](http://blackstonecommercial.com)

## Notre Dame Place

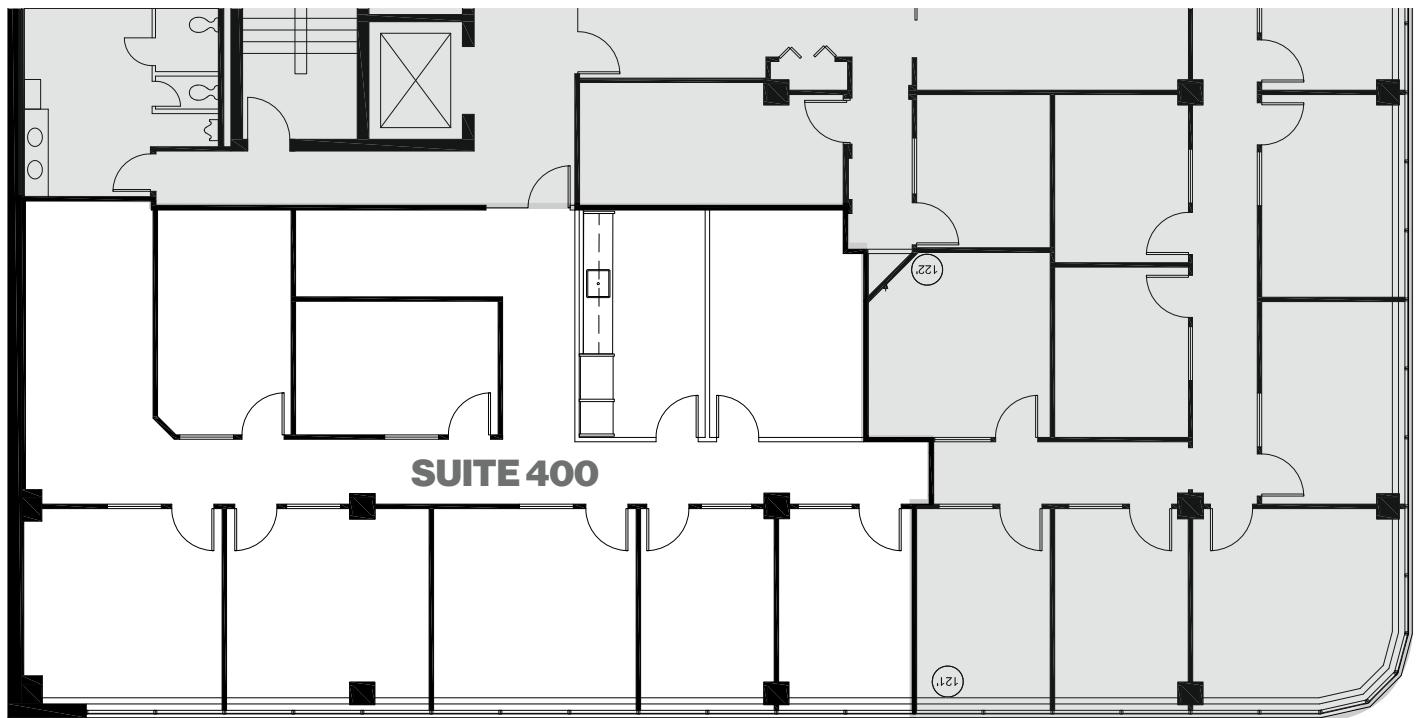
### PROPERTY DETAILS

Available Unit	Suite 400: 2,493± SF
Lease Rate	Market
Op Costs	\$16.90 PSF (Est. 2026)
Availability	Immediate
District	Mission
Year Built	1980
Parking	Underground, \$200 per stall, per month

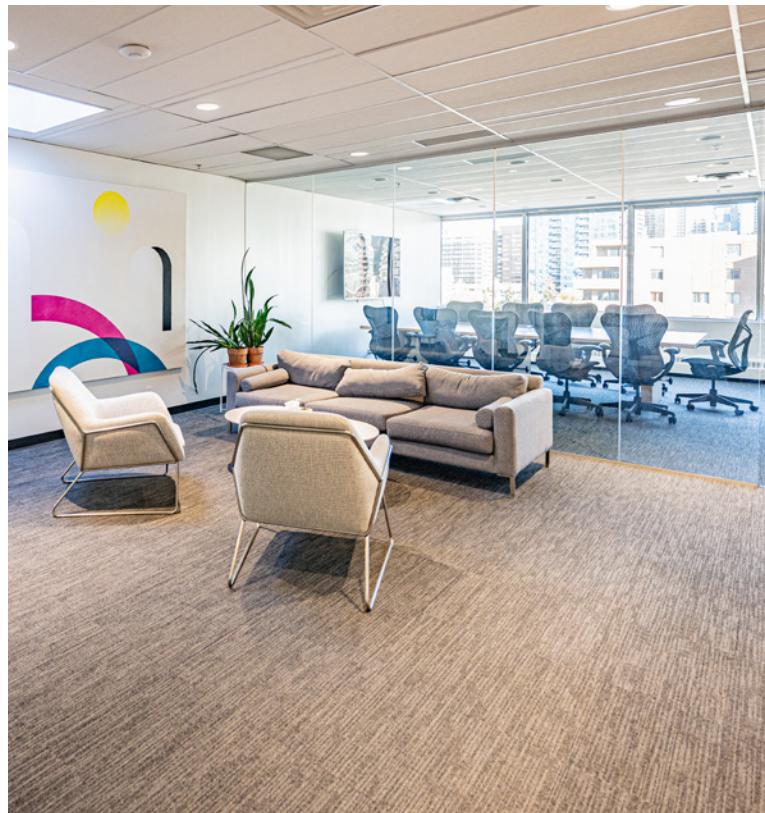
- Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; perfect for both tenants and visitors
- Connected to Major Growth** – Steps from the Rivers District Plan, BMO Centre expansion, Calgary's new Entertainment District, and future Events Centre
- Unique Property Features** – Rooftop patios, ample underground parking, and competitive operating costs
- High-Exposure Corridor** – Be part of the energy along 17th Avenue SE, near Stampede Park and Calgary's most exciting developments

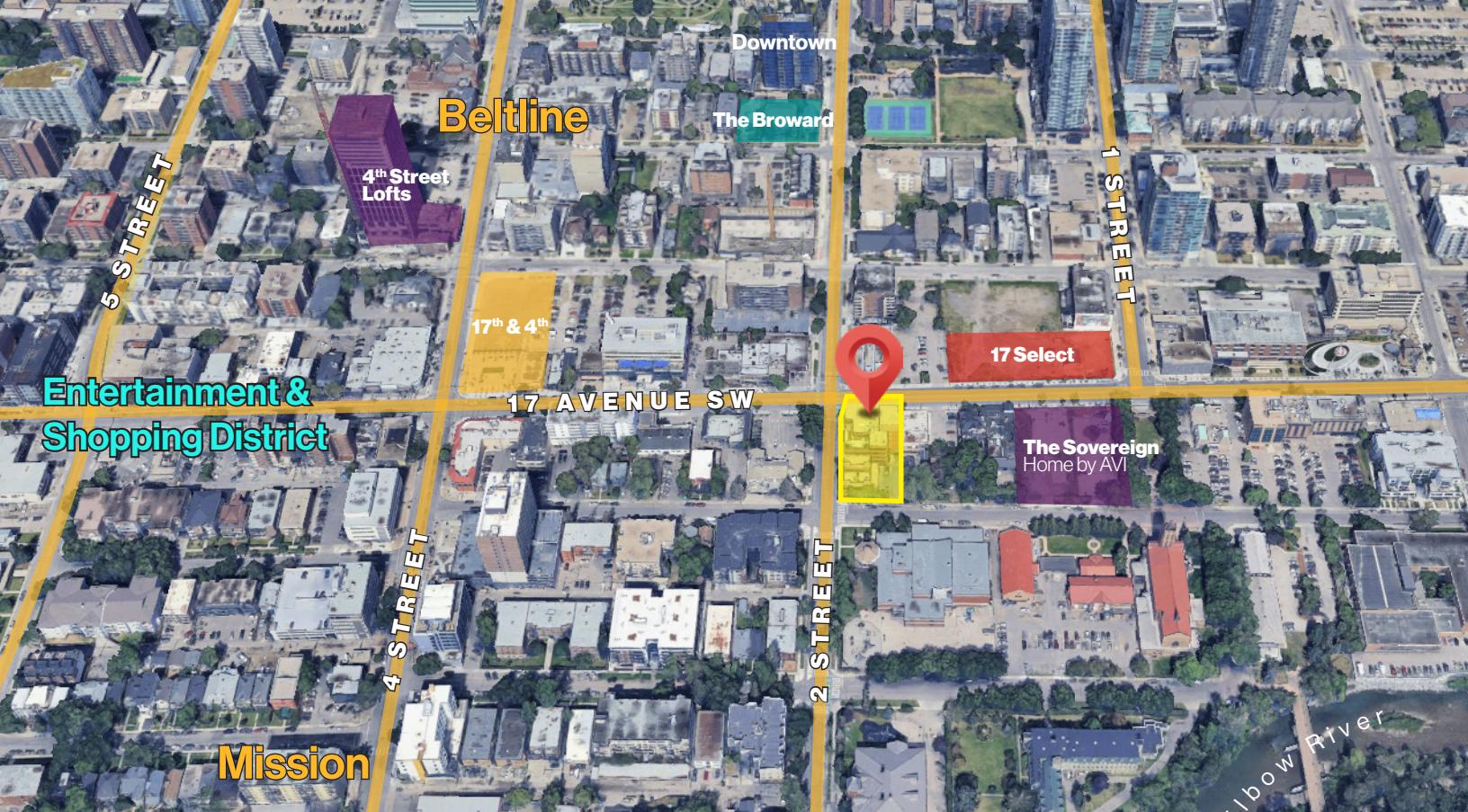
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255 17 Avenue SW | Calgary, AB



2,493 SF





# Thank you for your interest!

For More Info.



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