

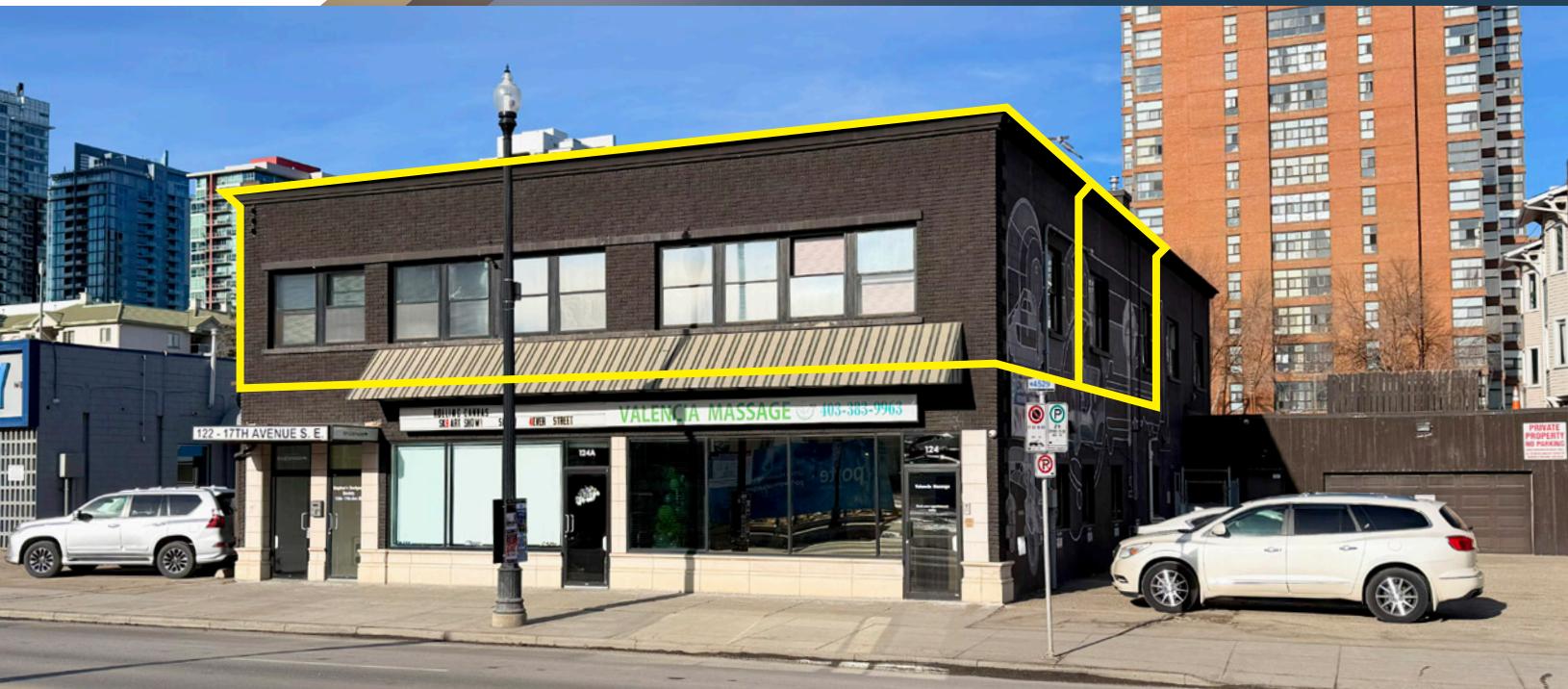


Blackstone
Commercial Real Estate Services Inc.

For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB

17 Avenue Office Opportunity



Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

PROPERTY DETAILS

Available
1,033 SF - 2,221 SF

100: 1,033 SF | contiguous

102: 1,188 SF

Rental Rate Market

Op Costs \$9.03 PSF

Property Taxes \$5.67 PSF

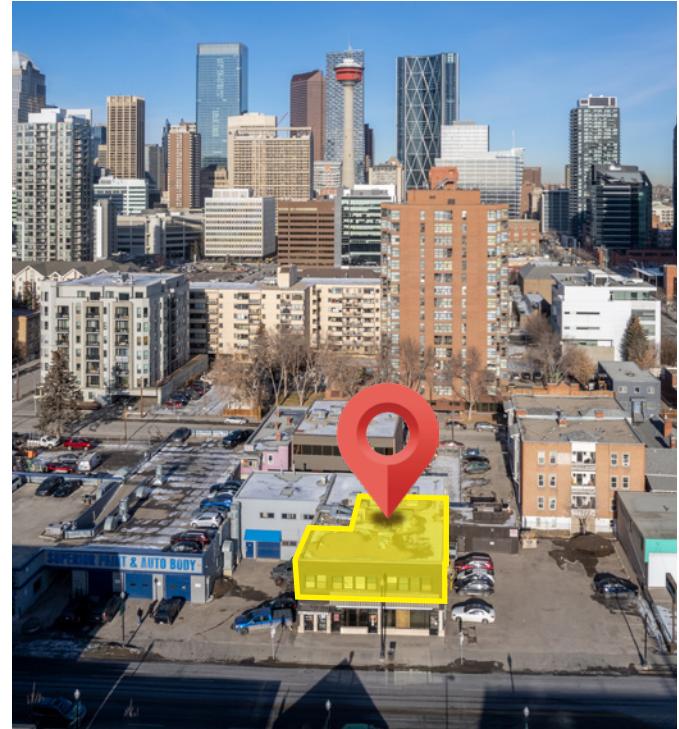
Availability Immediate

Community Beltline

Parking 4 stalls at market – 1 additional stall available on month-to-month basis

Zoning CC-X

- Two-storey walk-up retail/office building
- Prime location in the Beltline on vibrant 17 Avenue SE
- Steps from the new BMO Centre and the Elbow River pathway system
- Excellent access to Macleod Trail providing strong north-south connectivity
- Surrounded by shops, cafés, and restaurants
- On-site parking available for tenants and customers



Mahmud Rahman Principal /Associate

P 403.9681.8830

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com

Unit A210

9705 Horton Road SW
Calgary, Alberta T2V 2X5

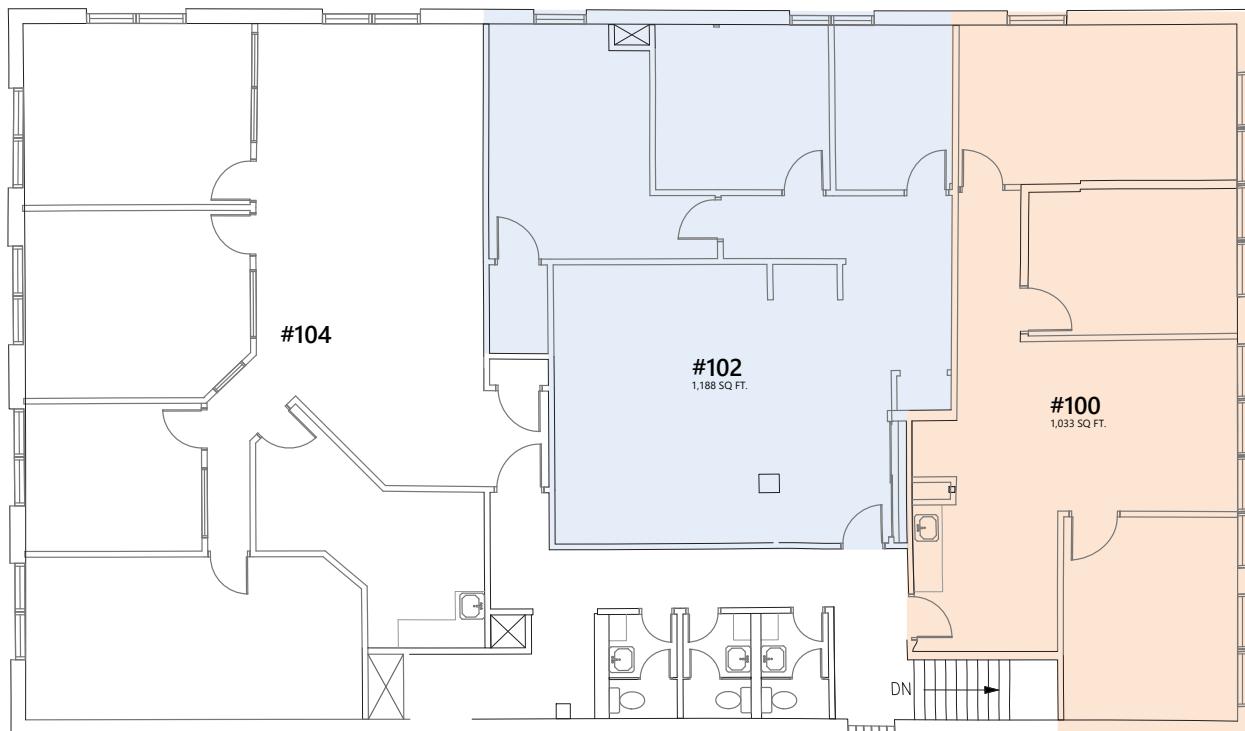
P 403.214.2344

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FLOOR PLAN



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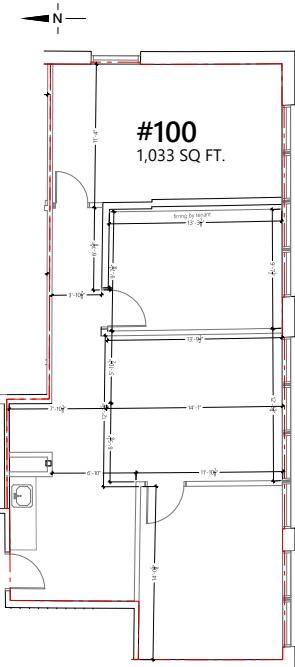
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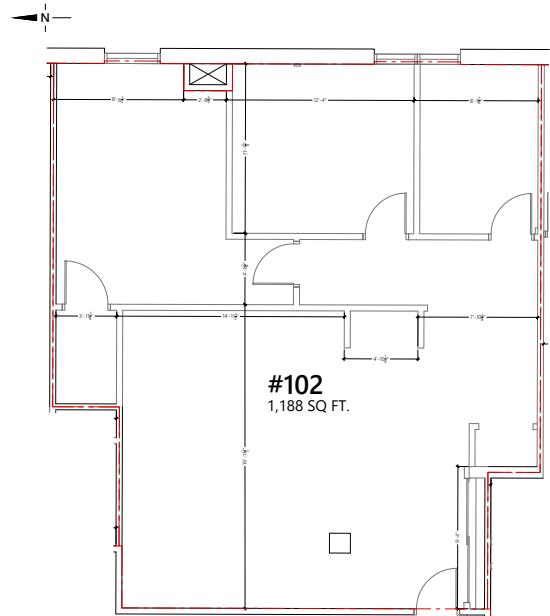
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Unit 100



Unit 102



Unit A210

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 NEIGHBORHOOD
Beltline

 POPULATION
110,493

 MEDIAN AGE
37.9

 HOUSEHOLD INCOME
\$76,1404

 TRAFFIC COUNT
21,000 VPD | 1ST SE & Macleod TRS



BlackstoneCommercial.com

For more information, please contact one of our associates.

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