

## OFFICE / 2<sup>ND</sup> FLOOR RETAIL FLEX



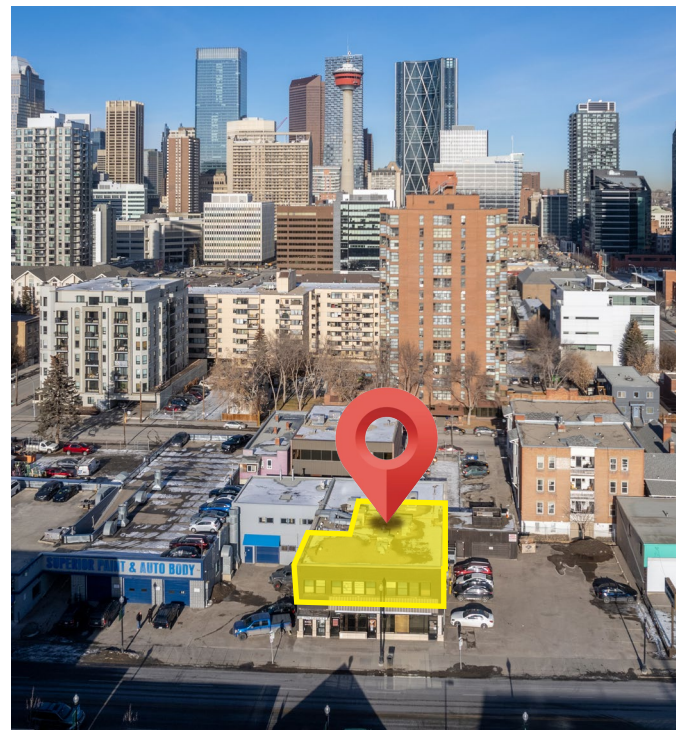
## Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

### PROPERTY DETAILS

|                                         |                                                                           |                   |
|-----------------------------------------|---------------------------------------------------------------------------|-------------------|
| <b>Available</b><br>1,033 SF - 2,221 SF | <b>100:</b> 1,033 SF<br><b>102:</b> 1,188 SF                              | <i>contiguous</i> |
| <b>Rental Rate</b>                      | Market                                                                    |                   |
| <b>Op Costs</b>                         | \$14.70 PSF                                                               |                   |
| <b>Availability</b>                     | Immediate                                                                 |                   |
| <b>Community</b>                        | Beltline                                                                  |                   |
| <b>Parking</b>                          | 4 stalls at market – 1 additional stall available on month-to-month basis |                   |
| <b>Zoning</b>                           | CC-X                                                                      |                   |
| <b>Year Built</b>                       | 1954                                                                      |                   |

- 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



**Olivia Kitzul** Senior Associate

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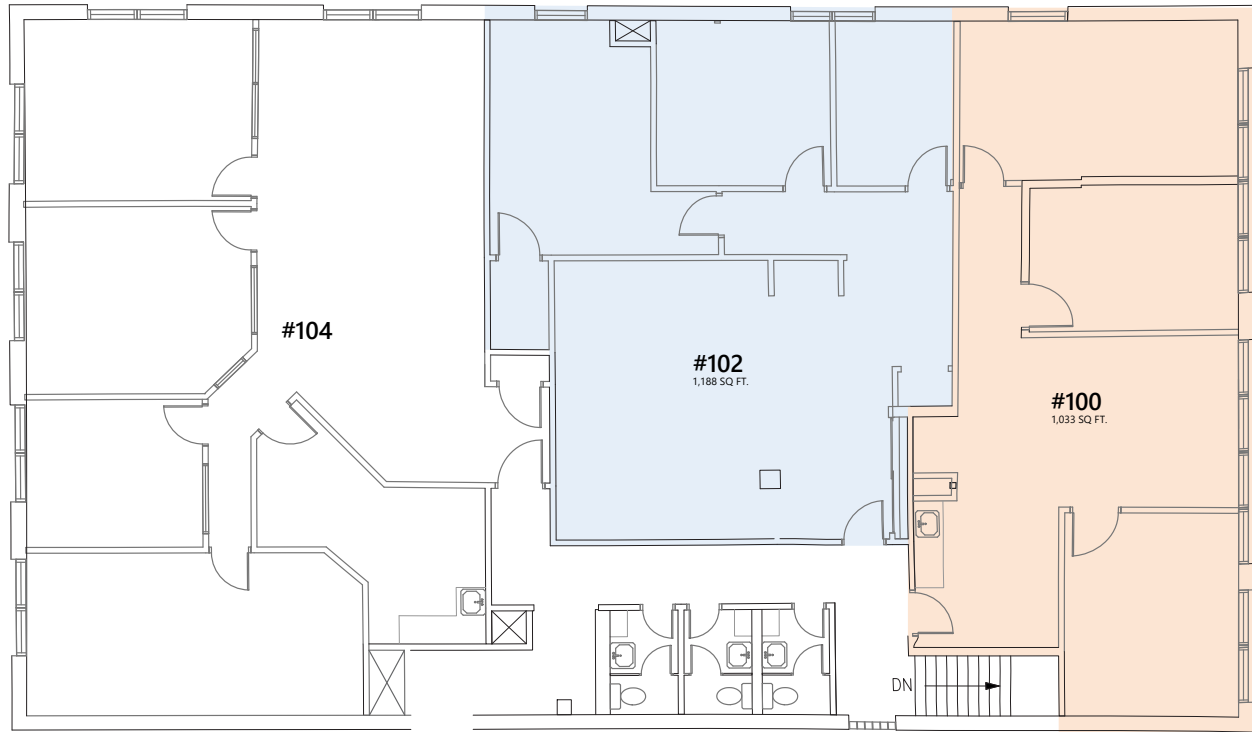
Unit 301  
255 17 Avenue SW  
Calgary, Alberta T2S 0A4  
P 403.214.2344

**BlackstoneCommercial.com**

# For Lease

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

**17 Avenue Office/2<sup>nd</sup> Floor Retail Opportunity**



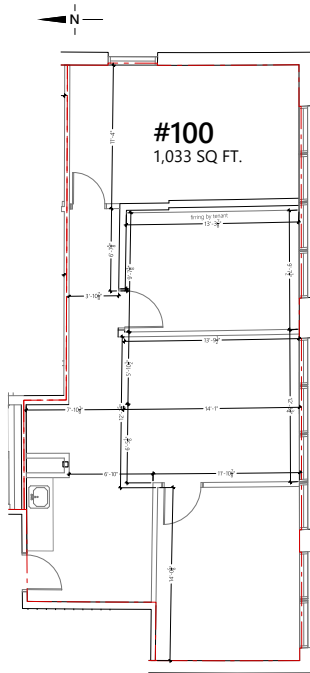
FLOOR PLAN



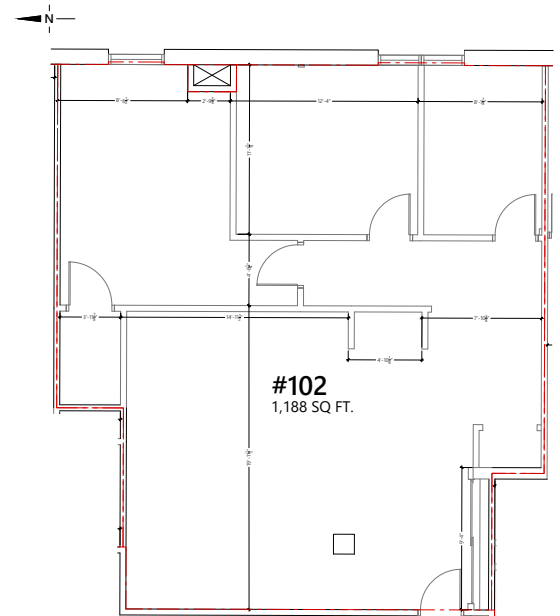
# For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB  
17 Avenue Office/2<sup>nd</sup> Floor Retail Opportunity

## Unit 100



## Unit 102





**NEIGHBORHOOD**  
Beltline



**POPULATION**  
110,493



**MEDIAN AGE**  
37.9



**HOUSEHOLD INCOME**  
\$76,1404



**TRAFFIC COUNT**  
21,000 VPD | 1ST SE & Macleod TR S

# Thank you for your interest!

**For More Info.**



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