

**FOR
LEASE**

UPPER LEVEL

Property Details

Leasable Area

| Unit | Net Rate |
|-------------|----------------------------------|
| Upper Level | 1,845 ± sq. ft. Below Market |
| Op Costs: | \$12.75 psf (includes utilities) |
| Available: | Immediately |
| Zone: | C-COR1 (See Suggested Uses) |
| Stories: | 2 |
| Parking: | Ample Paid Parking |

1438 17th Avenue SW

Calgary, AB

- ▶ Located along Calgary's sought after 'RED Mile'
- ▶ Walking distance to countless retail and restaurant amenities
- ▶ Easy access to Downtown and Calgary Bus routes
- ▶ Suggested Uses: office space for counseling service, legal service, etc.
- ▶ Formerly a martial arts studio

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

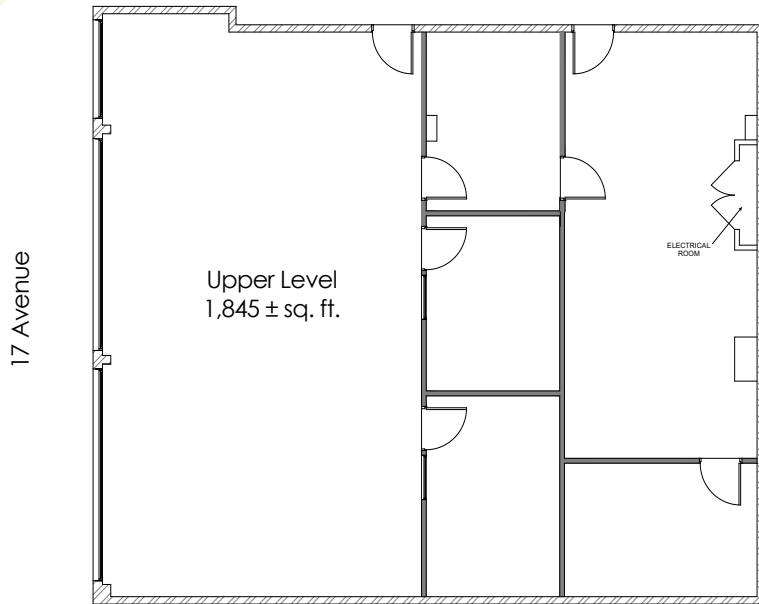
P (403) 214-2344

www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact
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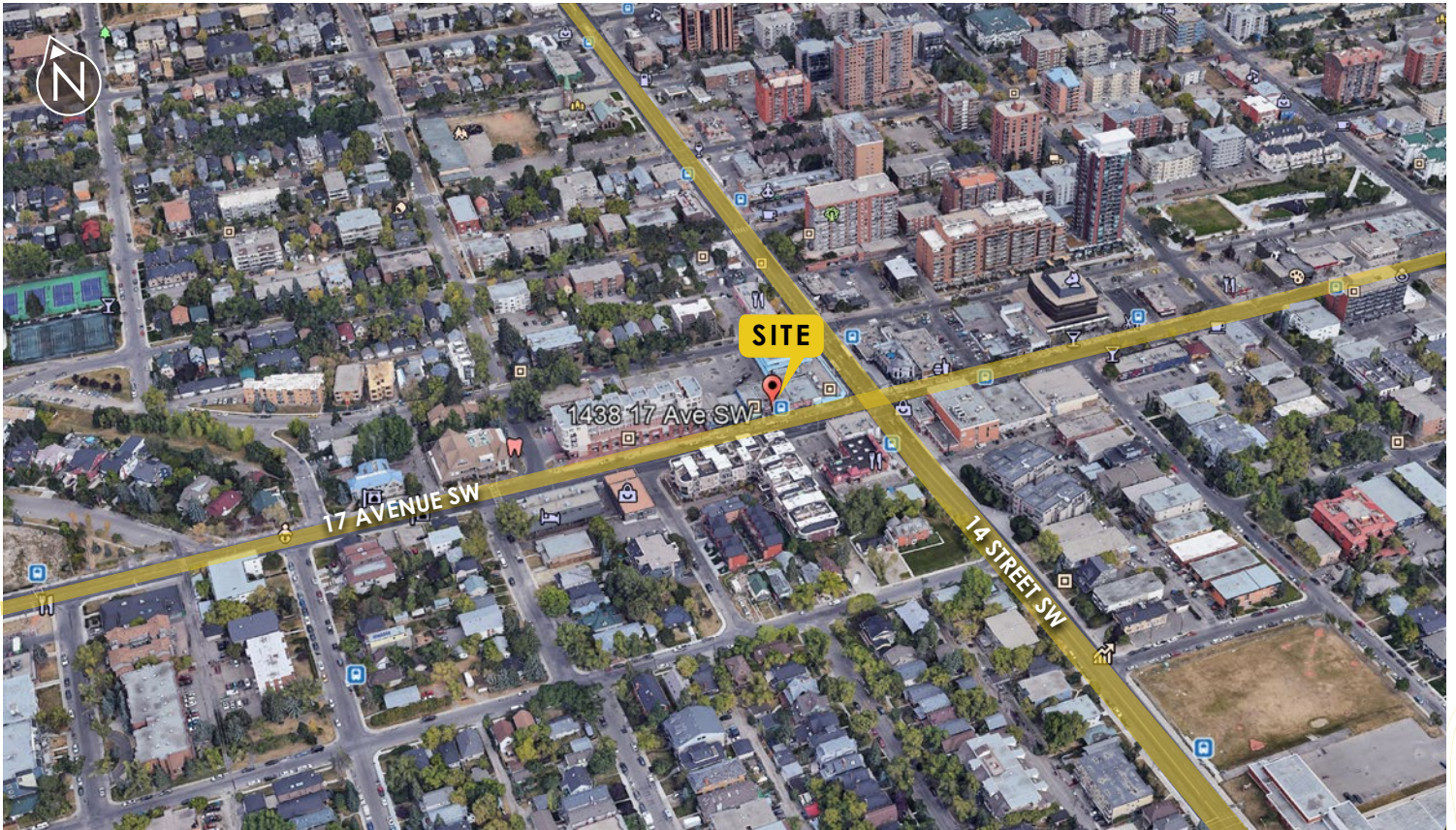
Calgary, AB



Demographics

| | | |
|------------------------------|-----------|-----------|
| 👤 Population | 3 KM | Calgary |
| 2016 Census | 113,724 | 1,448,825 |
| 2022 projection | 134,285 | 1,652,647 |
| Median age | 34.6 | 36.6 |
| 🏠 Average Households | | |
| 2019 | 67,320 | 578,781 |
| Persons per | 1.9 | 2.7 |
| 💰 Household Income | | |
| Average | \$164,200 | \$147,639 |
| Median | \$85,059 | \$97,345 |
| 🚗 Daily Traffic Count | | |
| 17 Avenue SW | | 19,000 |
| 14 Street SW & 16 Avenue SW | | 19,000 |

Location



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