

FOR LEASE

Drive-Thru Pad

Property Details

Leasable Area

		Net Rate	Op Costs
Building Size	3,174 SF	\$35 PSF	\$13.97 PSF

Available: May 2023

Tenancy: Single

Zoning: C-COR2

Permitted Uses: Retail

Parking: 34 surface stalls

- ▶ Drive-thru fast food pad opportunity on 17th Avenue

4818 - 17 Avenue SE

Calgary, AB



Blackstone

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

P (403) 214-2344

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

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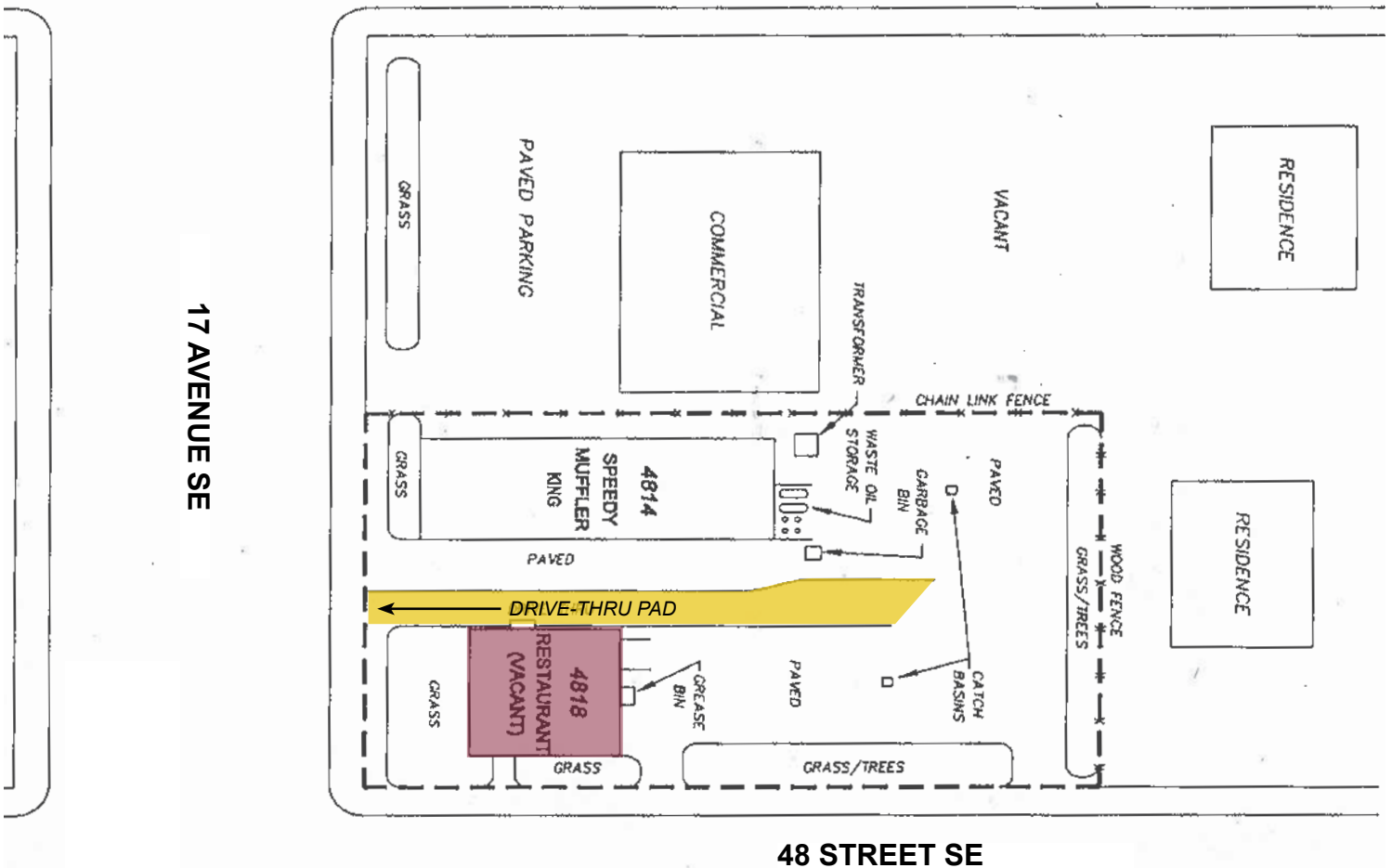
Location



Demographics

Population	2 KM	5 KM
2022	38,854	130,916
2027 (est.)	42,294	143,854
Median age	39.7	39.1
Average Households		
2022	14,710	48,361
Persons per	2.7	2.8
Household Income		
Average	\$72,087	\$81,884
Median	\$58,968	\$66,516
Daily Traffic Count		
17h Avenue SE		34,000

Site Plan



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