

# Primary Retail Space For Lease - 2692 +- sqft

3213 17 Ave SE, Calgary



## Location Overview & The Retail Space

The commercial space formerly occupied by Famous Vietnam Restaurant features a prominent storefront situated in the Forest Lawn / Greater Forest Lawn commercial district of southeast Calgary.

- ❖ **High Visibility Profile:** Positioned directly on 17 Avenue SE (historically and culturally known as International Avenue), the space profits from heavy vehicle traffic and strong pedestrian visibility.
- ❖ **Property Infrastructure:** As a former established restaurant, the unit is situated inside a highly accessible single-story strip plaza framework, complete with direct-to-door store access, prominent facade signage opportunities, and ample customer parking stalls.
- ❖ **Space Size:** 2692 +- sqft
- ❖ **Net Rent:** Market
- ❖ **Op Cost:** \$22 (Include Heat, Cool, Water, Electricity, Property Tax, Management, Building insurance)
- ❖ **Term:** Flexible / **Possession:** Immediately
- ❖ **Feature:** Corner space, kitchen equipments available, Well traffic

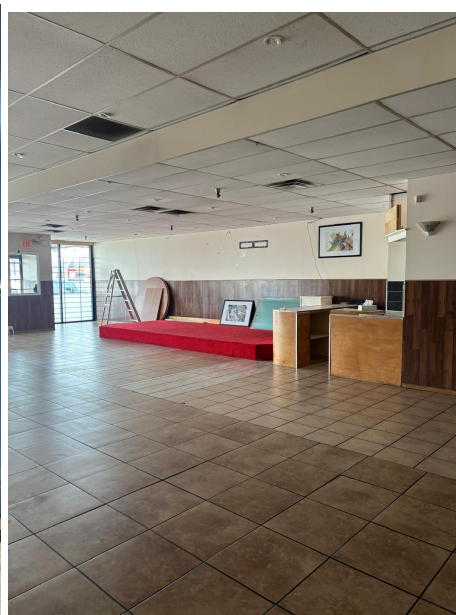
**Get More Information Please contact**

WEI LIAO - (403)-471-8180

E-MAIL: Lwwilliam@outlook.com

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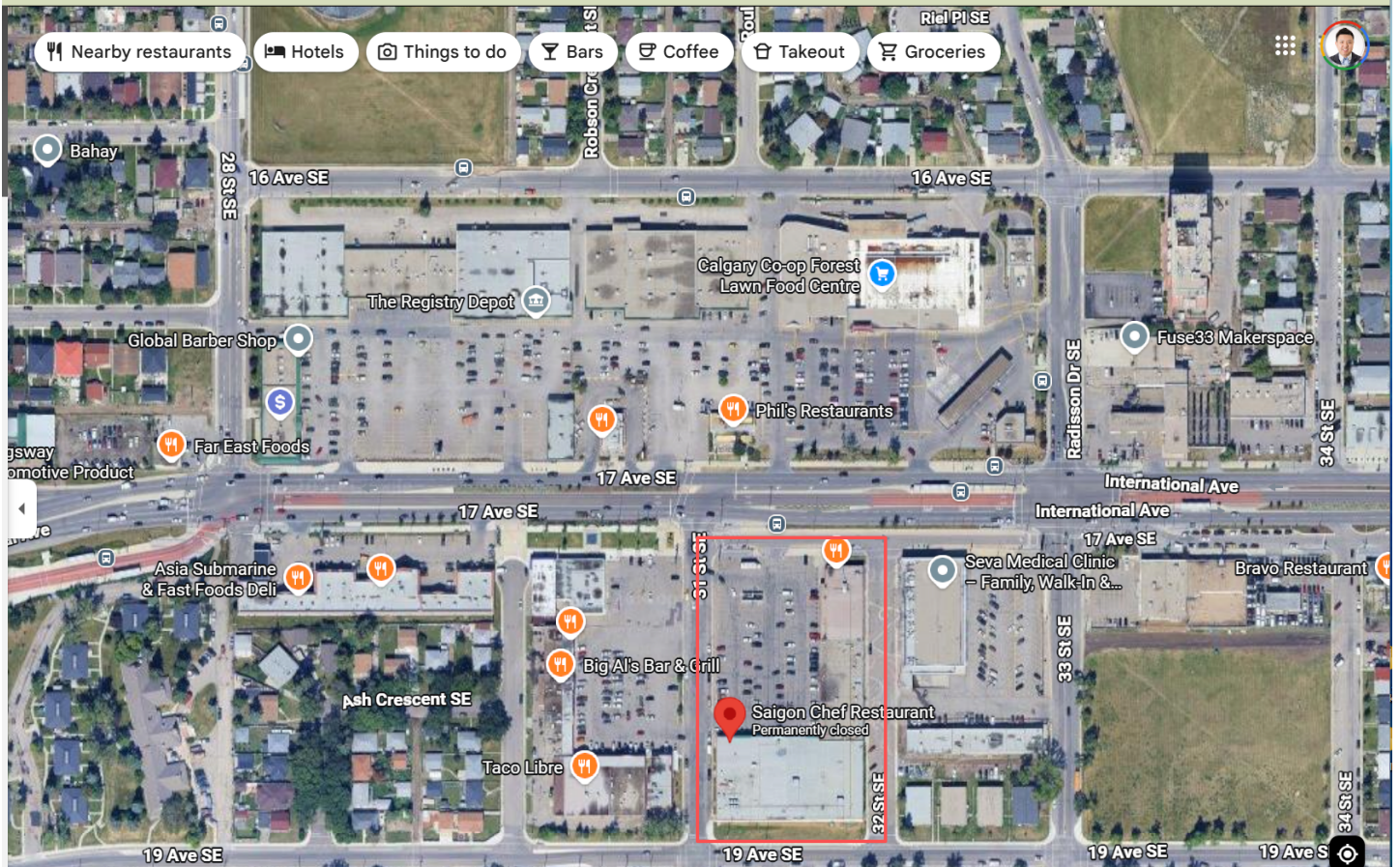
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