



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

Amenity Rich Location

PROPERTY DETAILS

Available 100: 1,033 SF
1,033 SF - 2,221 SF 102: 1,188 SF *contiguous*

Rental Rate Market

Op Costs \$9.03 PSF

Property Taxes \$5.67 PSF

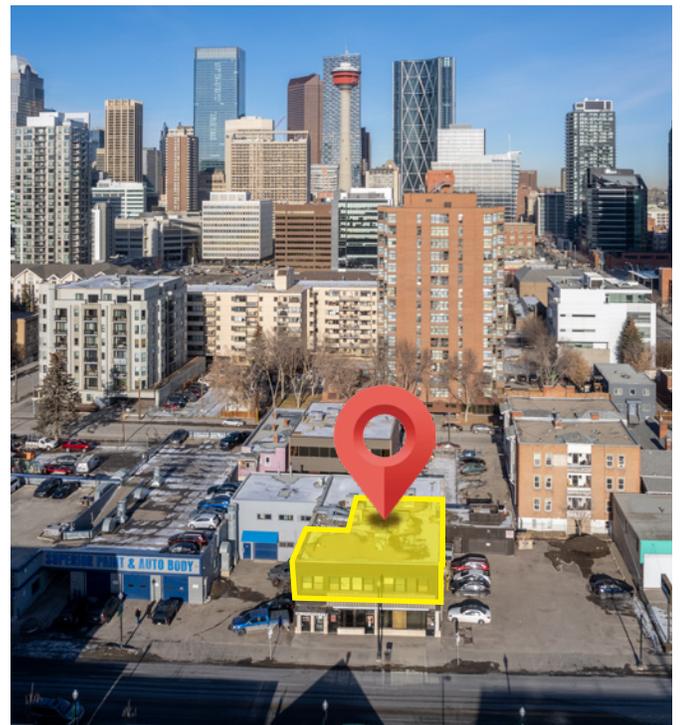
Availability Immediate

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



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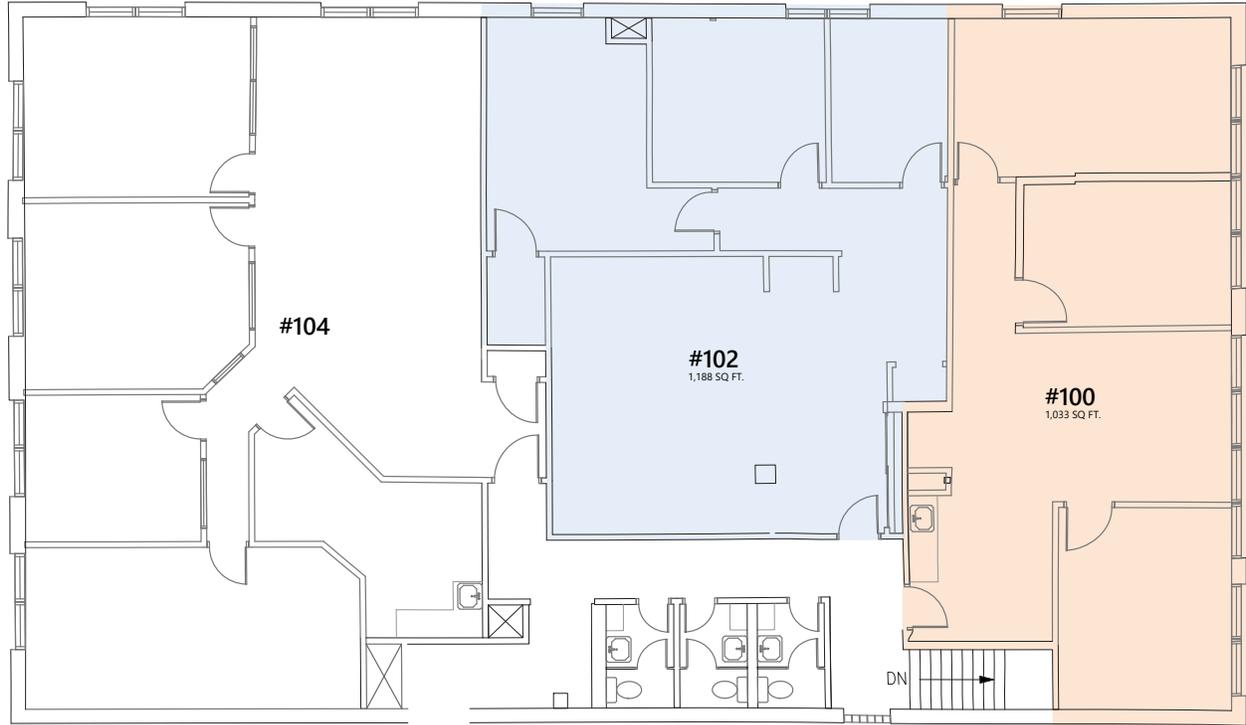
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For Lease

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



17 AVENUE SE

FLOOR PLAN

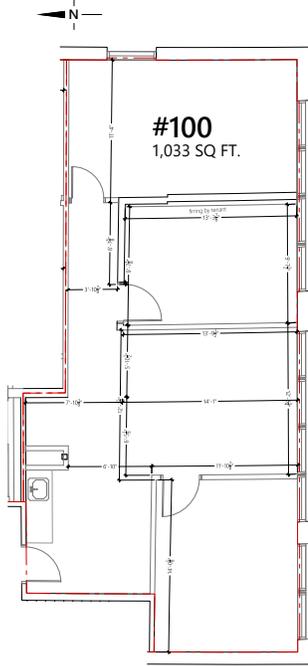


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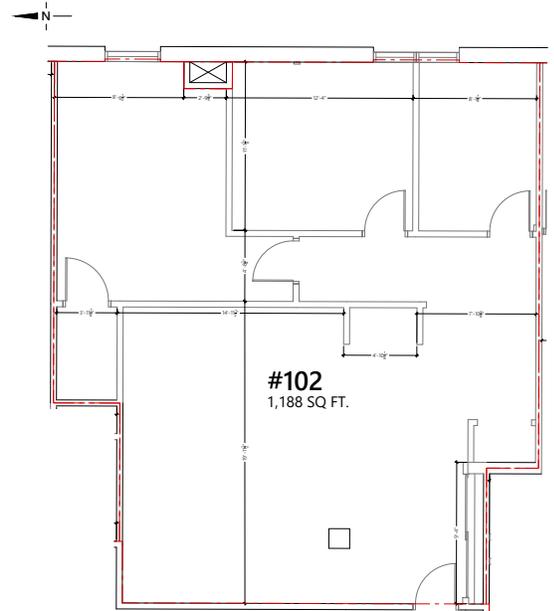
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17 Avenue Office Opportunity



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



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For more information, please contact one of our associates.

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