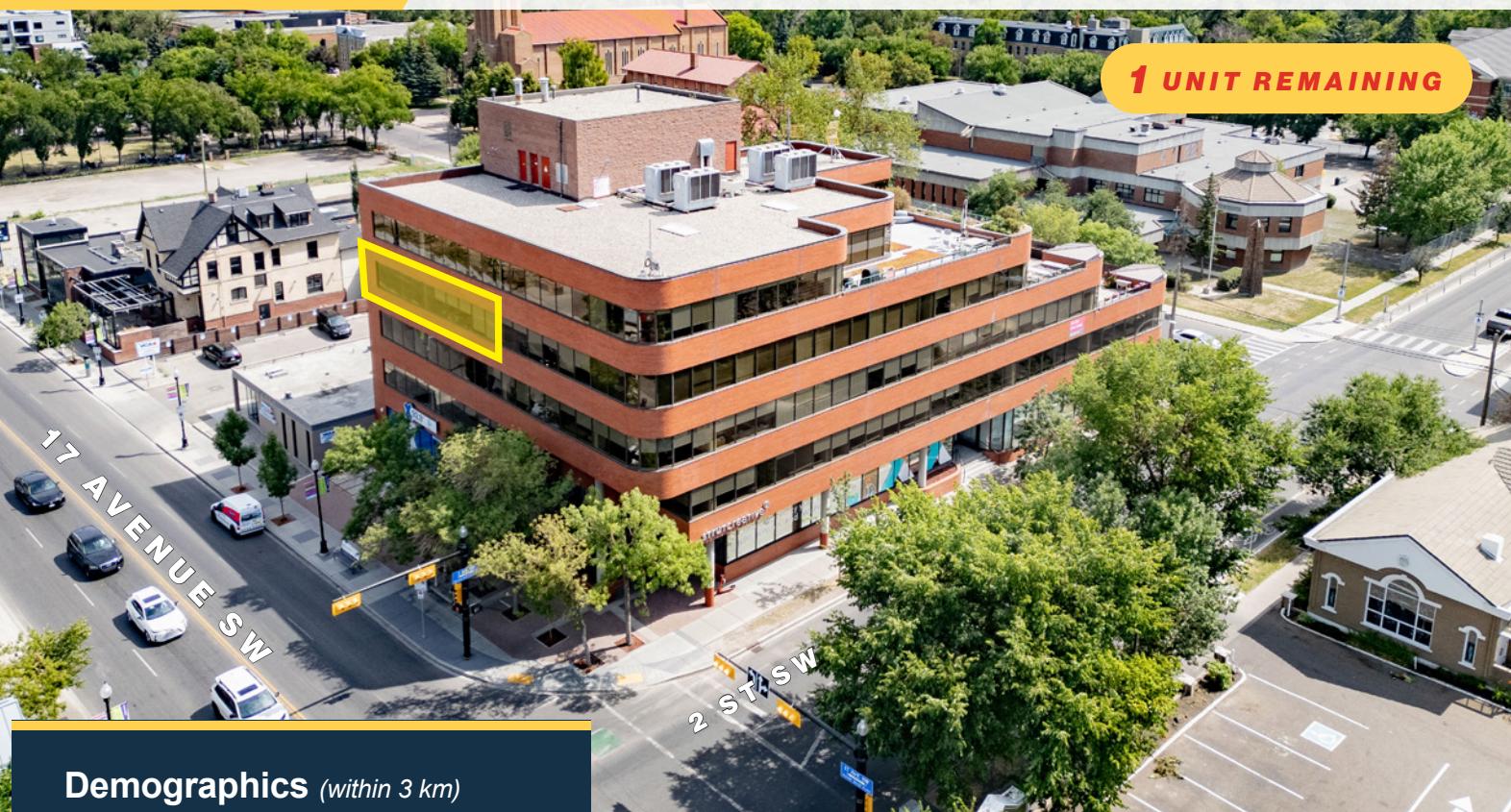


# For Lease

255 17 Avenue SW | Calgary, AB

1 UNIT REMAINING



## Demographics (within 3 km)



NEIGHBORHOOD  
Mission



POPULATION  
114,697



MEDIAN AGE  
37.8



HOUSEHOLD INCOME  
\$77,315

## Building Details



PARKING  
Underground



YEAR BUILT  
1980



### TRAFFIC COUNT

17,000 VPD | 4 Street & 19 Ave SW  
10,000 VPD | 17 Avenue & 2 Street SW

 **Blackstone**  
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

[blackstonecommercial.com](http://blackstonecommercial.com)

## Notre Dame Place

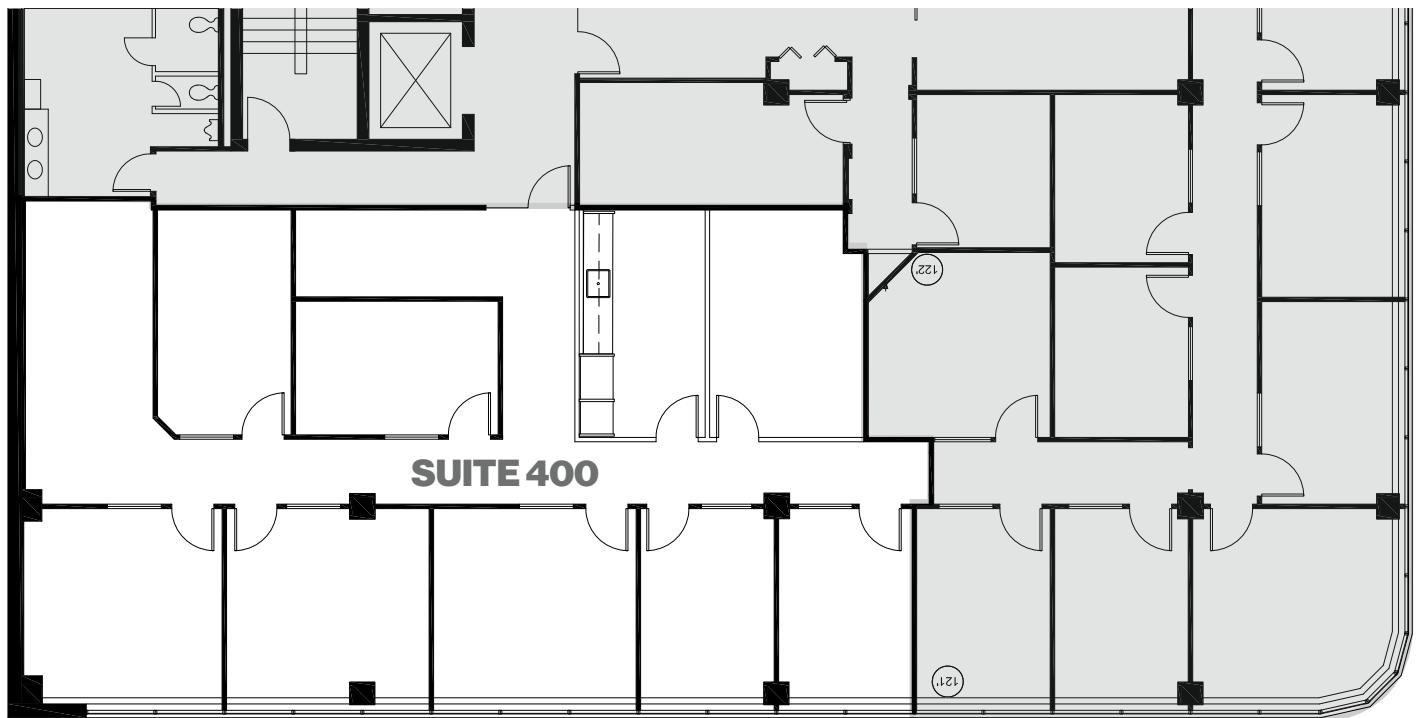
### PROPERTY DETAILS

|                |   |
|----------------|---|
| Available Unit | Suite 400: 2,493± SF                    |
| Lease Rate     | Market                                  |
| Op Costs       | \$16.87 PSF (Est. 2025)                 |
| Availability   | Immediate                               |
| District       | Mission                                 |
| Year Built     | 1980                                    |
| Parking        | Underground, \$200 per stall, per month |

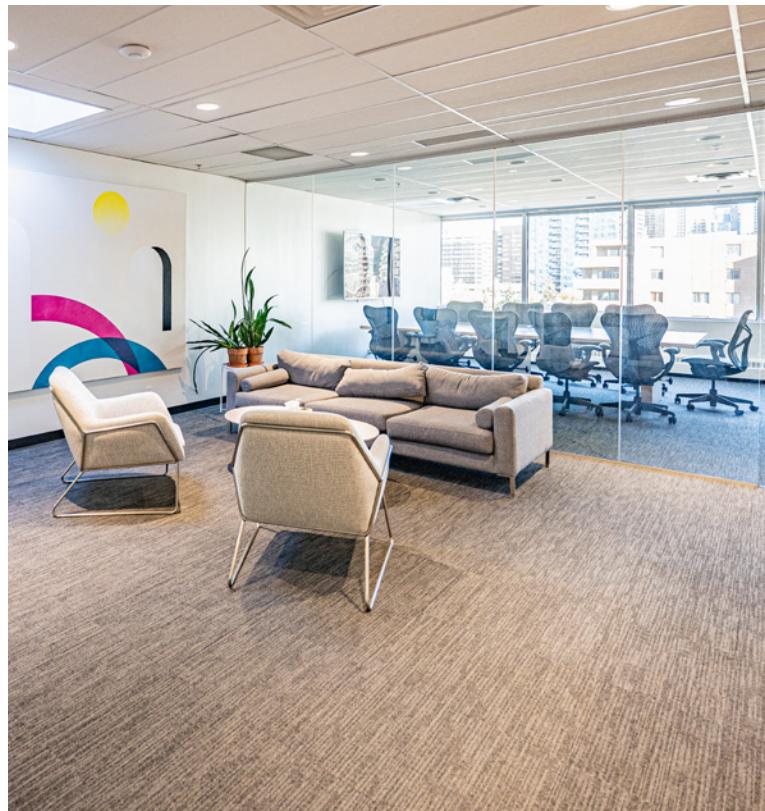
- Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; perfect for both tenants and visitors
- Connected to Major Growth** – Steps from the Rivers District Plan, BMO Centre expansion, Calgary's new Entertainment District, and future Events Centre
- Unique Property Features** – Rooftop patios, ample underground parking, and competitive operating costs
- High-Exposure Corridor** – Be part of the energy along 17th Avenue SE, near Stampede Park and Calgary's most exciting developments

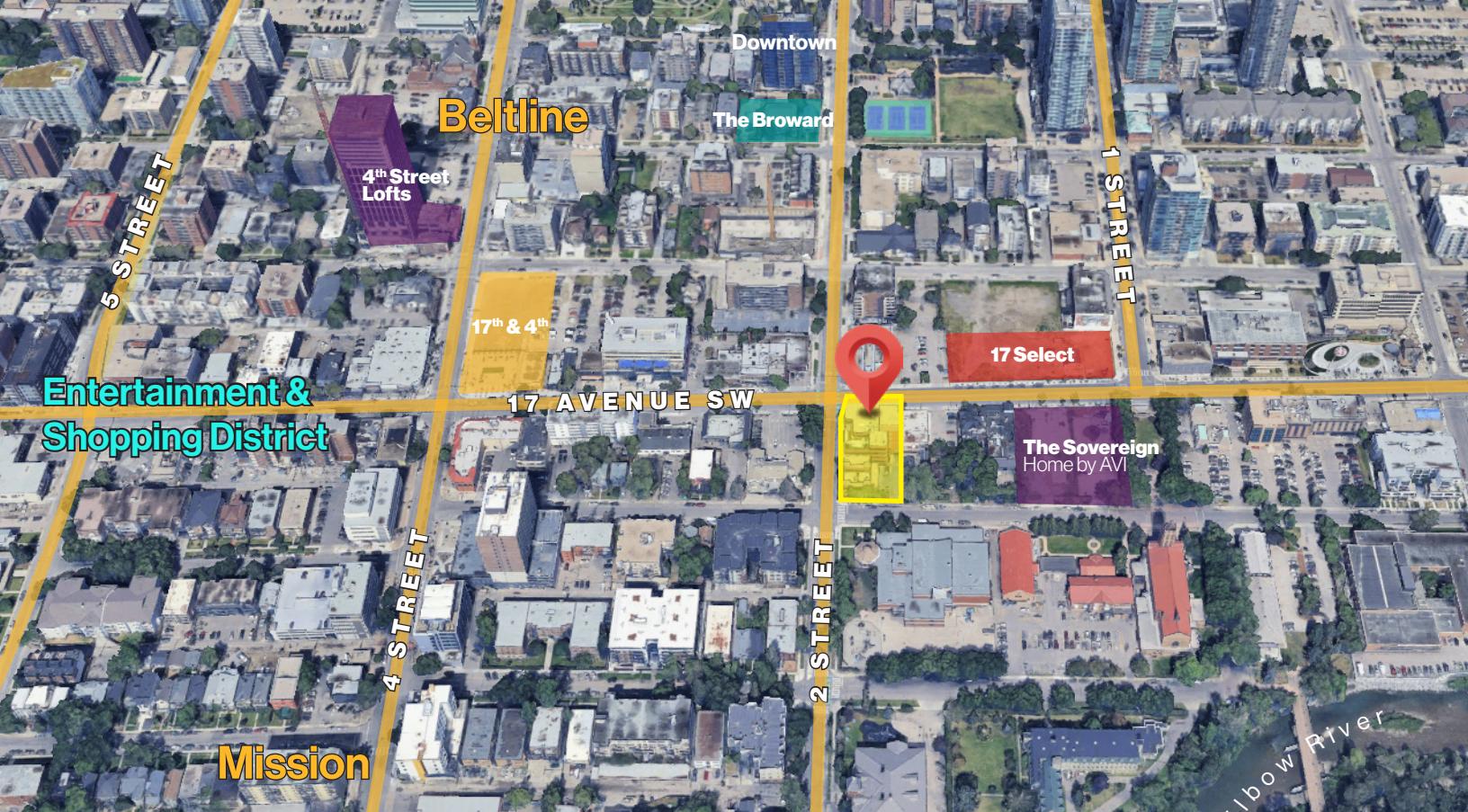
For Lease

255 17 Avenue SW | Calgary, AB



2,493 SF





# Thank you for your interest!

For More Info.



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