The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

PROFESSIONAL/OFFICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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| **Location**	**Listing ID:**	**MLS ID:**	**$15**
Calgary, Alberta	27409	A2189243	

DANIEL SHIMONOV
(403) 265-8333

YMK Real Estate & Management Inc.
403-265-8333

3517 17 Avenue SE, Calgary , Alberta   T2A 0R5

Transaction Type	**Days On Market**	**Lease Amount**
For Lease	160	15.00
Lease Frequency	**Zoning**	**Subdivision**
Annually	MU-1	Southview
Building Type	**Year Built**	**Structure Type**
Commercial Mix,Low Rise (2-4 stories),Walk-up	1972	Mixed Use
Property Type	**Property Sub Type**	**Legal Plan**
Commercial	Mixed Use	5682GI
Building Area (Sq. Ft.)	**Building Area (Sq. M.)**	**Lot Size (Sq. Ft.)**
12000.00	1114.83	7663
Lot Size (Acres)	**Construction Type**	**Roof**
0.18	Concrete	Flat Torch Membrane
Foundation	**Cooling**	**Heating**
Poured Concrete	Central Air	Central,Forced Air,Natural Gas
Access to Property	**Inclusions**	**Restrictions**
Accessible to Major Traffic Route,On Major Traffic Route,Paved Lane,Paved Road,Public Transportation Nearby,Visual Exposure	N/A	Landlord Approval
Reports		
Floor Plans		

BS"D 500-1000 SQ.FT Developed Office Space on high exposure corridor, minutes from downtown, below market gross rent available immediately. Fully air conditioned, male and female washrooms, ample storage, separate entrance, good site with a lot of improvements and area parking. Can accommodate many uses.Landlord might consider demising space into bigger units for strong Tenant.