

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.

## 329, 333 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
30709


**MLS ID:**  
A2224158

**\$120,000**



 **HUI JILLAIN**  
 (403) 805-7766

 Century 21 Bravo Realty  
 403-250-2882

 329, 333 17 Avenue SW, Calgary , Alberta T2S 0A5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 8	<b>Lease Amount</b> 2200.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Beltline	<b>Building Type</b> Retail
<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 650.00	<b>Building Area (Sq. M.)</b> 60.39
<b>Inclusions</b> EQUIPMENT LIST	<b>Restrictions</b> None Known	<b>Reports</b> None

\$1,700/month LOW RENT. Welcome to an exceptional opportunity to own a stylish and well-established boutique business in the heart of Calgary's vibrant Beltline district. Located on 17th Avenue SW, this boutique enjoys high foot traffic, excellent visibility, and a loyal customer base within one of the city's most dynamic retail corridors. This turnkey business is perfect for an owner-operator or entrepreneur looking to step into a fully built-out retail space with existing inventory, tasteful leasehold improvements, and a strong brand presence. The space is thoughtfully designed to cater to fashion-forward clientele, with an inviting layout and contemporary finishes that reflect the unique character of the area. Surrounded by a thriving mix of cafes, restaurants, and specialty shops, this location benefits from constant pedestrian flow and a diverse, style-conscious community. This is more than a retail store—it's a lifestyle destination with real potential for growth. Don't miss this chance to acquire a boutique business in one of Calgary's most coveted urban locations. Sublease \$500/month from basement, only \$1,700/month left. Owner will train the new business owner. Don't approach staff. BUSINESS FOR SALE ONLY, please DO NOT waste your time inquiring ONLY leasing the space.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.