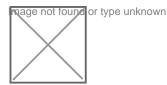


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

329, 333 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30709

A2224158

MLS ID:

\$120,000



A HUI JILLAIN

(403) 805-7766

□ Century 21 Bravo Realty

403-250-2882

rPn

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

Transaction Type Days On Market Lease Amount

For Lease 8 2200.00

Lease Frequency Subdivision Building Type

Monthly Beltline Retail

Year BuiltStructure TypeProperty Type1980Mixed UseCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 650.00 60.39

InclusionsRestrictionsReportsEQUIPMENT LISTNone KnownNone

\$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.

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