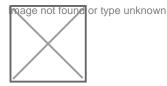


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1314 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31140

MLS ID: A2235211

\$30



△ PAUL LOUTITT

**2** (403) 245-0773

Century 21 Bamber Realty LTD.

**403-245-0773** 

1314 17 Avenue SW, Calgary , Alberta T2T 0E3

**Transaction Type** 

For Lease

**Days On Market** 

62

**Lease Amount** 

30.00

Lease Frequency

Annually

Subdivision Beltline

Structure Type

Low Rise (2-4 stories)

**Building Type** Mixed Use

Year Built

1958

**Property Type** Commercial

**Property Sub Type** 

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Retail

1400.00

130.06

**Construction Type** 

Concrete

**Foundation Poured Concrete**  Inclusions NA

Restrictions Reports Call Lister None Known

Highlights - - - 1,400 sq. ft. of Lower Level space - High exposure high traffic retail location - Great draw from surrounding area -Highly visible signage available - High traffic counts and vibrant walk up corridor - Below market gross rental rate High exposure Lower Level opportunity on the Sunshine side of 17 Avenue SW Offering below market gross rental rate, high traffic walkup corridor. Could accommodate many uses former retail store. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon, pool lounge

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