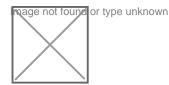


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

140, 5430 17 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31837

MLS ID: A2251256

\$32



△ SEAN ZIESMANN

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403-930-8555

r<u>M</u>1

140, 5430 17 Avenue SE, Calgary, Alberta T2A 1J3

Transaction Type

For Lease

Lease Amount

32.00

Zoning

C-COR2 f3.0h23

Year Built 2009

Property Sub Type

Mixed Use

Building Area (Sq. M.)

91.04

Reports

Condo/Strata Bylaws

Title

Fee Simple

Lease Frequency

Annually

Subdivision

Penbrooke Meadows

Structure Type

Mixed Use

Legal Plan

1010721

Inclusions

CLOTHES WASHER & DRYER

Days On Market

103

Lease Term

Negotiable

Building Type

Commercial Mix, Condo Complex

Property Type

Commercial

Building Area (Sq. Ft.)

980.00

Restrictions

None Known

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring: *Three private rooms *One oversized office or executive suite *Modern finishes throughout *Freshly updated flooring, paint, and fixtures *Efficient layout with reception area and waiting space* The property comes with *3 heated client parking stalls*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. **Available for Sale or Lease.** Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.

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