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140, 5430 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31838

MLS ID:
A2251257

\$439,900



 **SEAN ZIESMANN**
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 140, 5430 17 Avenue SE, Calgary , Alberta T2A 1J3

Transaction Type For Sale	Title Fee Simple	Days On Market 42
Zoning C-COR2 f3.0h23	Subdivision Penbrooke Meadows	Building Type Commercial Mix,Condo Complex
Year Built 2009	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1010721	Building Area (Sq. Ft.) 979.95
Building Area (Sq. M.) 91.04	Inclusions CLOTHES WASHER & DRYER	Restrictions None Known
Reports Condo/Strata Bylaws		

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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