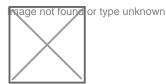


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

100, 2909 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 33039

MLS ID: A2272508

\$37



- **△** JEFFREY BONE
- **2** (403) 397-1444
- **403-930-4025**

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100, 2909 17 Avenue SW, Calgary, Alberta T3E0B1

Transaction Type

For Lease

Lease Amount

37.00

Zoning MU-1

Year Built 1987

Property Sub Type

Retail

Building Area (Sq. M.)

121.07

FoundationPoured Concrete

Heating

Central, Natural Gas

Access to Property
Direct Access

Reports

Call Lister, Plot Plan

Title

Fee Simple

Lease Frequency

Annually

Subdivision

Killarney/Glengarry

Structure Type

High Rise (5 stories)

Legal Plan

9311987

Construction Type

Concrete

Electric

200 Amp Service

Lot Features

Corner Lot
Inclusions

n/a

Days On Market

1

Lease Term

Negotiable

Building Type

Condo Complex, High Rise, Mixed Use

Property Type

Commercial

Building Area (Sq. Ft.)

1303.18

Roof

Flat

Cooling

None

Commercial Amenities

Mezzanine, See Remarks

Restrictions

Lease Restriction

Position your business in one of Calgary's most sought-after retail corridors. Located directly across from a newly completed residential tower and on the main floor of a well-established building, this street-front commercial unit offers exceptional visibility and steady foot traffic in a market where well-located, move-in-ready retail spaces are in high demand. Currently operating as an upscale, long-standing hair salon, this space provides a rare turnkey opportunity for another salon or spa—or an ideal chance to start, relocate, or expand your business into a vibrant, destination neighbourhood. Rising construction and build-out costs make fully improved spaces like this especially attractive in today's market. Featuring **975 sq. ft. of main-floor retail** with **direct front-door access onto 17 Avenue SW** plus **an additional 328 sq. ft. of secure storage** conveniently located across the common hallway, the layout is practical, efficient, and designed for both customer flow and staff functionality. Surrounded by established retailers, new residential density, and continuous pedestrian activity, this location offers the stability and visibility that businesses are seeking in Calgary's tight retail environment. A standout opportunity in the heart of the 17th Avenue district.

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