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## 5315 17 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

33444

**MLS ID:**

A2277199

**\$25**

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📍 5315 17 Avenue SE, Calgary , Alberta T2A0W2

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	4	25.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	Forest Lawn	Commercial Mix,Retail
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1980	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Retail	1660.00	154.22
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Other Documents

Last remaining opportunity at Forest Hills Plaza. This 1,660 SF unit is prominently located on busy International Avenue, a high-traffic corridor with over 45,000 vehicles per day, offering excellent exposure. The property features ample surface parking, and operating costs are \$12.35/SF. The unit is available immediately and is ideally suited for a variety of retail uses. The building is home to strong anchor tenants that generate consistent foot traffic and enhance visibility for all businesses on site.

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