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3220 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
33676

MLS ID:
A2280739

\$149,000



 **NORM Z. XU**
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 3220 17 Avenue SW, Calgary , Alberta T3E 0B4

Transaction Type For Lease	Days On Market 23	Lease Amount 35.00
Lease Frequency Annually	Subdivision Killarney/Glengarry	Year Built 1981
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 2932.00	Building Area (Sq. M.) 272.39	Inclusions Please contact the listing agent
Restrictions Landlord Approval	Reports None	

Outstanding 17 Ave SW location—positioned on a busy main corridor with strong daily traffic, surrounded by established businesses and a vibrant customer base. This highly visible corner unit offers excellent street presence and signage exposure, ideal for attracting both walk-by and drive-by customers. Convenient access with plaza parking plus ample street parking nearby. Approx. 3,000 SF restaurant + bar with Liquor License and a quality, well-finished interior build-out. The commercial kitchen is well equipped with two (2) 8-ft canopy hoods, walk-in cooler, walk-in freezer, and a full cooking line. A strong turnkey opportunity for operators looking to open quickly or rebrand with minimal upfront build-out. Showings by appointment—contact for details.

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