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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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 **eXp Realty**
 403-262-7653

 **3220 17 Avenue SW, Calgary , Alberta T3E 0B4**

Transaction Type	Days On Market	Lease Amount
For Lease	23	35.00
Lease Frequency	Subdivision	Year Built
Annually	Killarney/Glengarry	1981
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Business
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2932.00	272.39	Please contact the listing agent
Restrictions	Reports	
Landlord Approval	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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