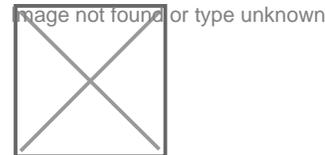


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

100, 2909 17 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34169

MLS ID:
A2289219

\$599,000



 **JEFFREY BONE**
 (403) 397-1444

 Keller Williams BOLD Realty
 403-930-4025

 100, 2909 17 Avenue SW, Calgary , Alberta T3E0B1

Transaction Type For Sale	Title Fee Simple	Days On Market 61
Zoning MU-1	Subdivision Killarney/Glengarry	Building Type Condo Complex,High Rise,Mixed Use
Year Built 1987	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Retail	Legal Plan 9311987	Building Area (Sq. Ft.) 1303.00
Building Area (Sq. M.) 121.05	Construction Type Concrete	Roof Flat
Foundation Poured Concrete	Electric 200 Amp Service	Cooling None
Heating Central,Natural Gas	Lot Features Corner Lot	Commercial Amenities Mezzanine,See Remarks
Access to Property Direct Access	Inclusions N/A	Restrictions Lease Restriction
Reports Call Lister		

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. For lease or for sale.

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