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## BASEMENT, 1029 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35176

**MLS ID:**  
A2309326

**\$15**



 **RAFIQ SHAIKH**  
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 Basement, 1029 17 Avenue SW, Calgary , Alberta T2T 0A9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-COR1 f3.0h23	<b>Subdivision</b> Lower Mount Royal
<b>Year Built</b> 1973	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 179R	<b>Building Area (Sq. Ft.)</b> 4000.00
<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 16372	<b>Lot Size (Acres)</b> 0.38
<b>Inclusions</b> NA	<b>Restrictions</b> Landlord Approval	<b>Reports</b> None

Rare 4,000 SF basement commercial space available on high exposure 17 Ave SW within a professionally managed mixed use building, suitable for a variety of uses including wellness, fitness, yoga, studio, counselling, office, storage, or service-based businesses (subject to City approval). Located alongside established tenants including H&R Block, Taste of Yemen, CliniX Medical Centre, Avona Medical Aesthetics, and a new pharmacy opening soon. Operating costs estimated at approximately \$14.78 PSF. Additional 2,400 SF second-floor space also available(see Listing A2309313). Rare opportunity to join an established and growing tenant mix in Calgary's Beltline.

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