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Q, 4710 17 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35391


MLS ID:
A2314234

\$107,044



 **PAT VUONG**
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 Q, 4710 17 Avenue SE, Calgary , Alberta T2A 0V1

Transaction Type For Lease	Days On Market 1	Lease Amount 107044.00
Lease Frequency Annually	Zoning DC (pre 1P2007)	Subdivision Forest Lawn
Building Type Retail,Street Level Storefront,Strip Mall	Year Built 1974	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2723GP
Building Area (Sq. Ft.) 3823.00	Building Area (Sq. M.) 355.17	Inclusions N/A
Restrictions None Known	Reports None	

This former Pizza Hut space is located in a prime, high traffic retail corridor on 17 Avenue SE. The shopping centre is anchored by Giant Tiger, Forest Lawn Medical Centre, Pho Binh Minh, Hiep Hoa Grocery Store, Speedy Auto Repair, and Tim Hortons, and is positioned directly across from McDonald's, ensuring strong daily traffic and excellent visibility. The premises is a free standing building comprising approximately 3,823 sq. ft. and is suitable for a wide range of uses, including retail, dental office, medical laboratory, professional services, or restaurant. • Net Base Rent: \$28.00 per sq. ft. per year • Operating Costs: \$10.00 per sq. ft. per year Includes property tax, landlord's property insurance, parking lot cleaning, snow removal, and landscaping only. The Tenant shall be responsible for: • All maintenance, repair, and replacement of the HVAC system • All building structure repairs and maintenance • CBRE management fees • All utilities (electricity, gas, water, etc) and Trash removal.

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