

# For Lease

4909 17 Avenue SE | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Forest Lawn



POPULATION  
72,500



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$78,398

## Building Details



PARKING  
Ample Surface  
Parking



YEAR BUILT  
2005



TRAFFIC COUNT  
26,000 VPD | 17 Ave. & 47 St. SE  
34,000 VPD | 17 Ave. & 41 St. SE



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## Little Saigon Centre

### Property Details

**Size Available:** Building C, Unit 321 - 621 SF

**Availability:** Immediately

**Net Rate:** \$29.00 PSF

**Op Costs:** \$12.00 PSF (Est. 2026)

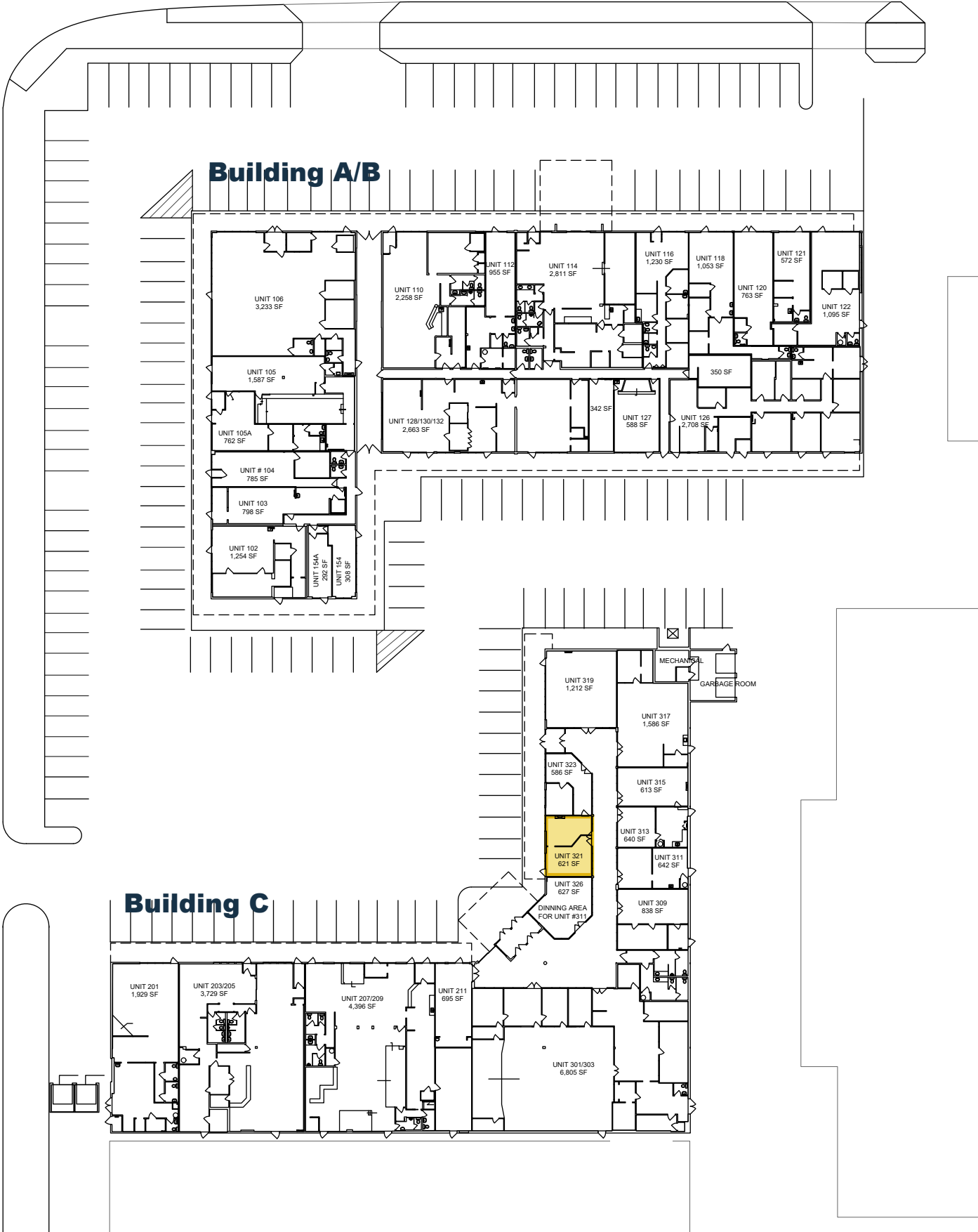
**Zoning:** C-COR2

### Highlights

- High visibility with access to 17th Avenue SE
- Major east/west and north/south thoroughfares with high traffic volume of +/- 45,000 VPD (along 17th Ave SE)
- Improvements to 17th Avenue SE include the new Bus Rapid Transit (BRT), wider sidewalks, improved biking facilities, and new urban character elements

Site Plan

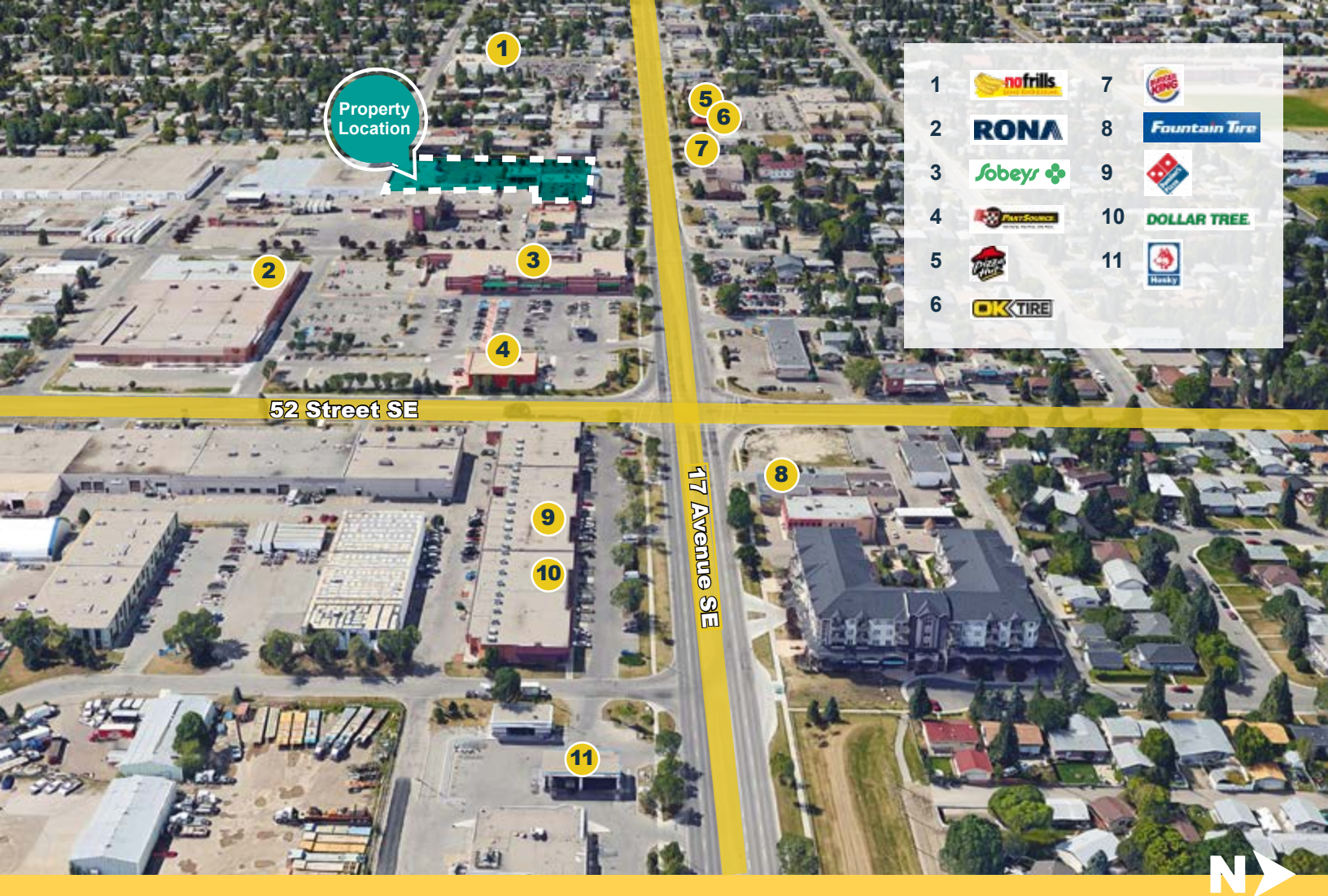
17 Ave. SE / International Ave.



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# Thank you for your interest!



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