

For Sale Case Office Condo 2505 17TH AVE SW



The existing configuration offers substantial savings on medical, dental, and health and wellness build-out costs

PROPERTY HIGHLIGHTS

Suite 211 | 881 square feet

Existing medical/dental improvements

Ideal for dental, medical and other health & wellness users

Easily reconfigured for general office use

Excellent exposure along 17 Avenue SW

Less than 10 minutes from Downtown Calgary

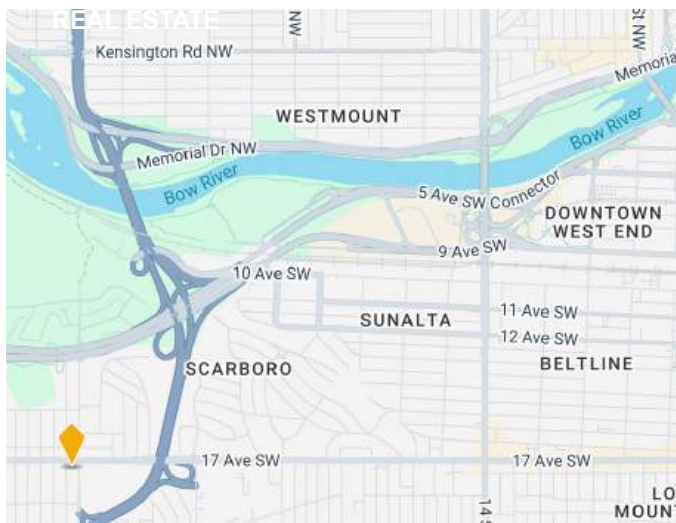
Quick, easy access to Crowchild Trail & Bow Trail

Convenient access to public transit

For Sale Casel Office Condo 2505 17TH AVE SW

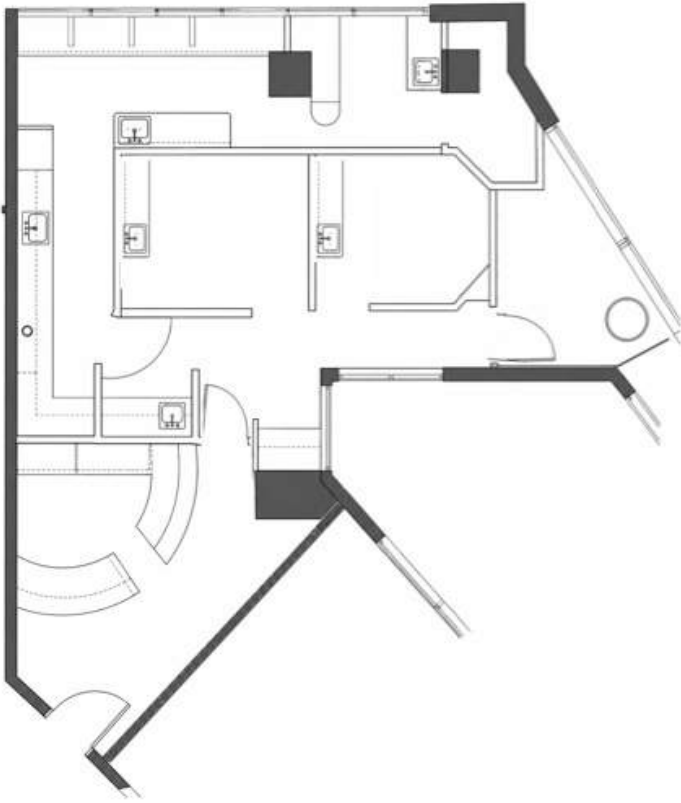
Property Highlights

- Exceptional Location: Situated at the high-visibility southwest corner of 17 Avenue SW and 24 Street SW
- Within walking distance of an LRT station and major bus routes
- Secure, titled underground parking stall — plus convenient spaces for visitors
- On-Site Amenities: Casis Bistro, True Gents Barbershop, The Village Flatbread Co. and Liquor Drops



Current configuration offers substantial savings on medical, dental or health & wellness build-out costs

For Sale Case1 Office Condo 2505 17TH AVE SW



Property Details

Legal Description:	Plan 1111123 Unit 80
Unit Size:	881 Square Feet
Year Built:	2011
Zoning:	C-COR1
Parking:	1 titled parking strall
Condo Fees:	\$10.17 PSF
Property Taxes:	\$9,293.46 Per Annum
Sale Price:	405,000

DEMOGRAPHICS (5km radius)

Daytime Population
413,405



Total Households
119,800



Household Income
Average \$151,000



Contact:
Lori King
587.356.2075
Lori@COREcommercial.ca

Jeff Thomson
587.356.2074
Jeff@COREcommercial.ca



CORE Commercial.ca

Canada Place
830, 407 2nd Street SW
Calgary, AB T2P 2Y3