

Nimmons Corner

1431 & 1435 17th Avenue SW

Retail Space on 17th Avenue



Property Details

- Located on the corner of 14th Street SW and 17th Avenue SW
- 17th Avenue is one of Calgary's main retail and entertainment hubs hosting tenants such as Popeyes Louisiana Kitchen, McDonald's, Jamesons Pub, Scotiabank, League Fitness within walking distance
- Average household income of \$147,804 within 5km
- Connected parking lot



Details

Size:	1431 - 750 sq. ft. 1435 1 - 1,741 sq. ft. 1435 2 - 680 sq. ft. 1435 3 - COMING SOON
Op Costs (2026 est.):	\$29.25 per sq. ft
Zoning:	C-COR1



Site Plan

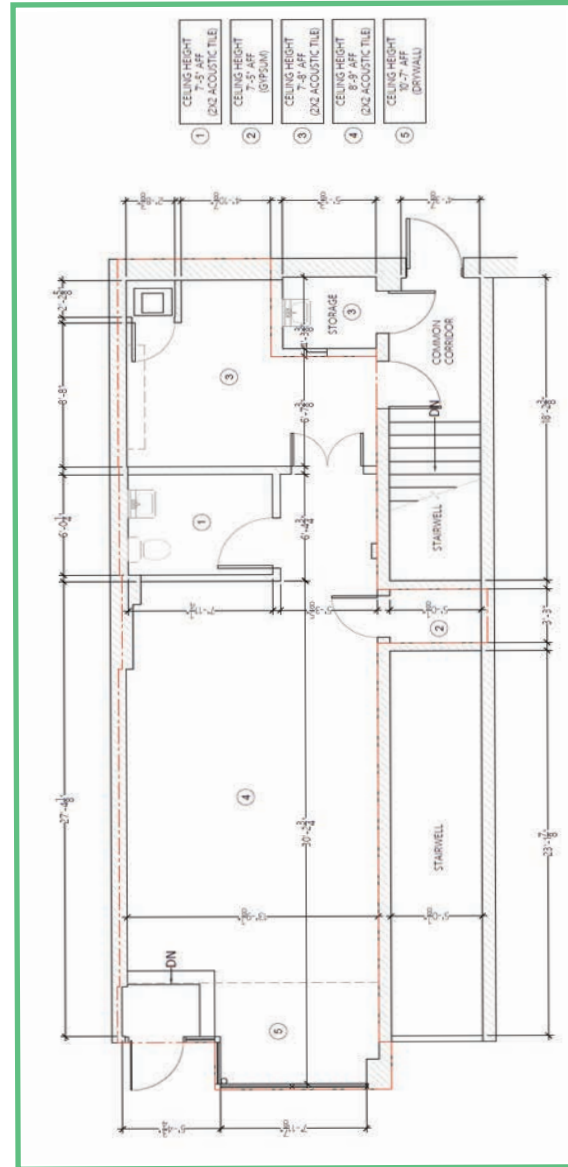
2 Units Available: 1435 1- 1,741 sq. ft.

1435 2- 680 sq. ft.

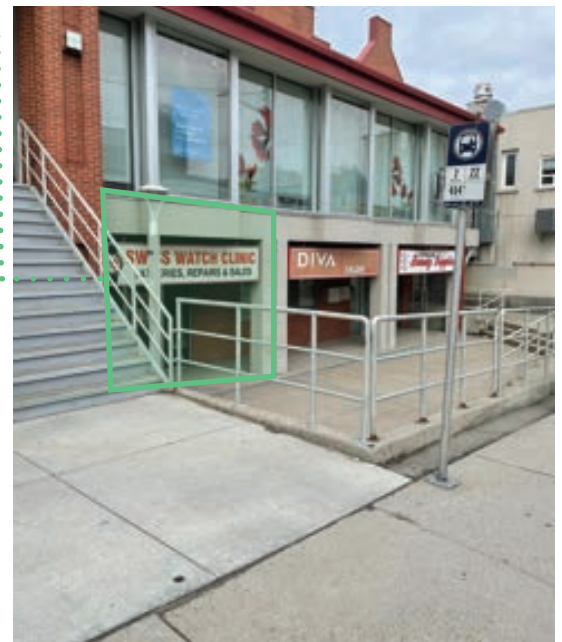
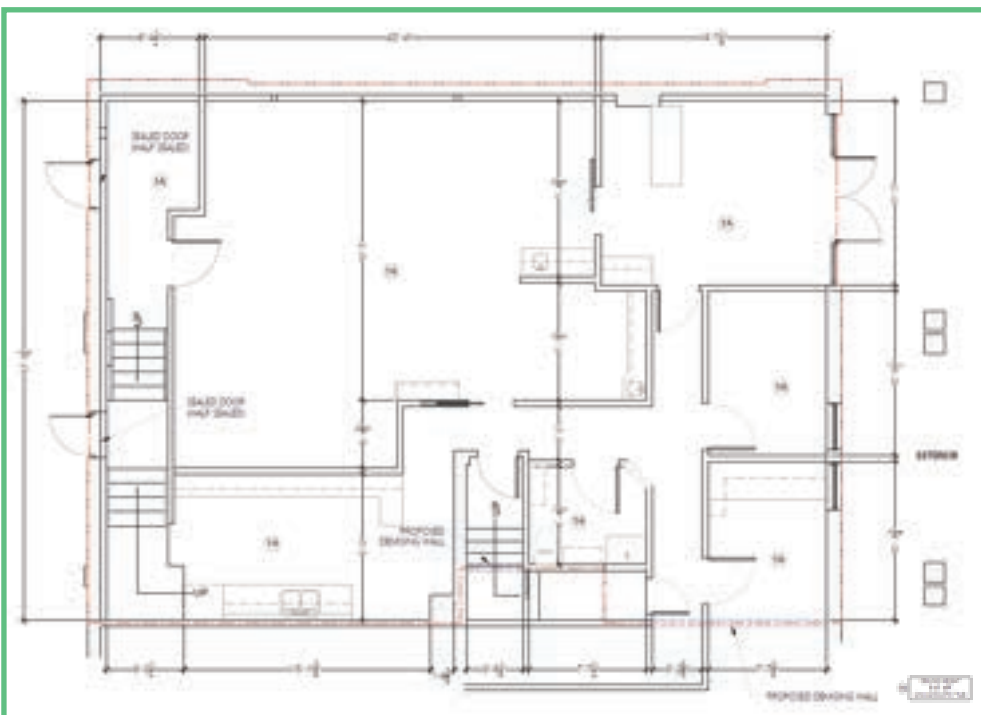
1435 3- COMING SOON



Vacant 1: 1,741 sq. ft.



Vacant 2: 680 sq. ft.



Site Location

17th Avenue SW



Contact Us

John Moss
Senior Vice President
+1 403 750 0507
john.moss@cbre.com

Ania Gryzewski
Vice President
+1 403 750 0806
ania.gryzewski@cbre.com

Brittany Camilleri
Client Service Specialist |
Sales Representative
+1 403 294 5706
brittany.camilleri@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Agency, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.