



**PRIME 17TH AVENUE
RETAIL INVESTMENT**



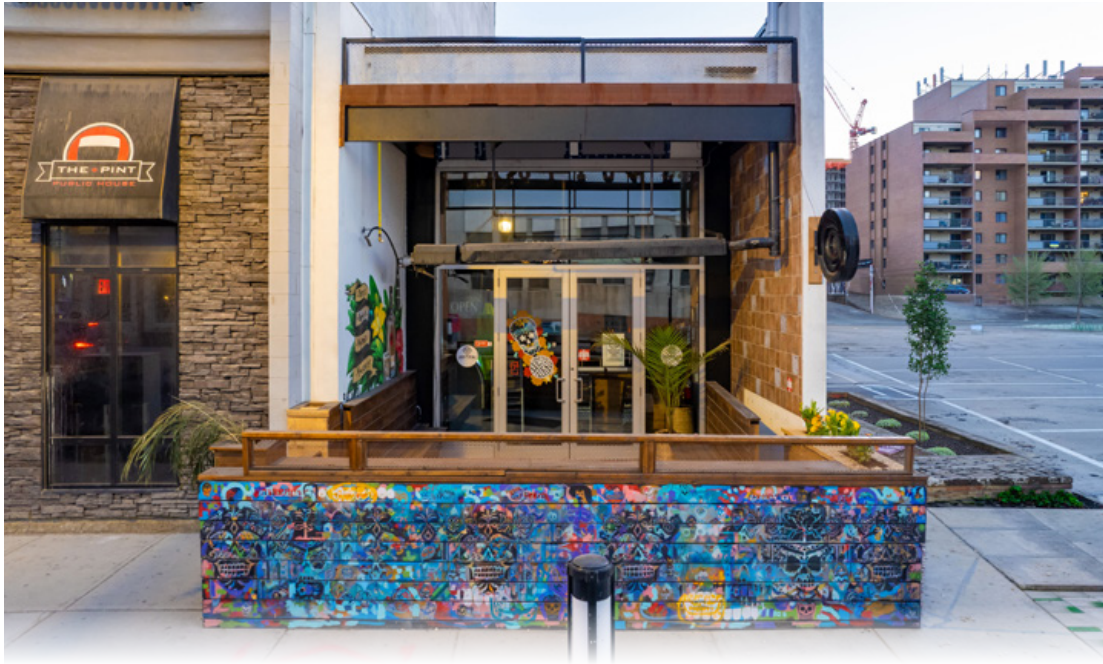
FULLY LEASED INNER CITY ASSET / CALGARY, ALBERTA

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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

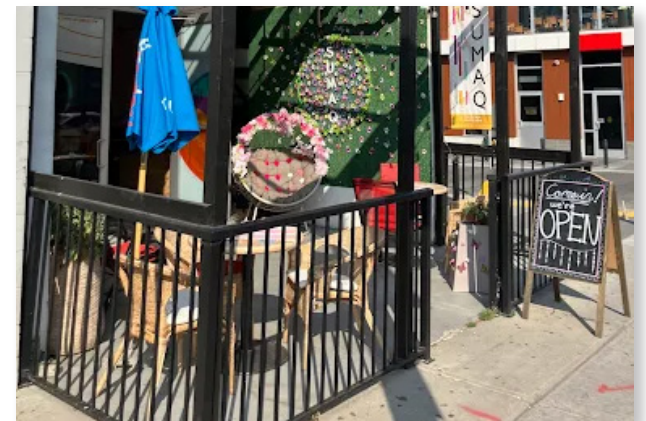
Asset Type	Urban Storefront Retail Investment
Asking Price	\$2,500,000
Building Area	4,490± SF GLA
Retail Area	4,242± SF
Site Area	3,032± SF
Tenancy	Fully Occupied, SingleTenant
Estimated Market Rent	\$25.00–\$30.00 PSF
Year Built	1971
Construction	Masonry
Zoning	CC-COR
Location	High-profile 17 Avenue SW Retail Corridor
Trade Area	126,671 Residents & 245,294 Daytime Employees (3 km)

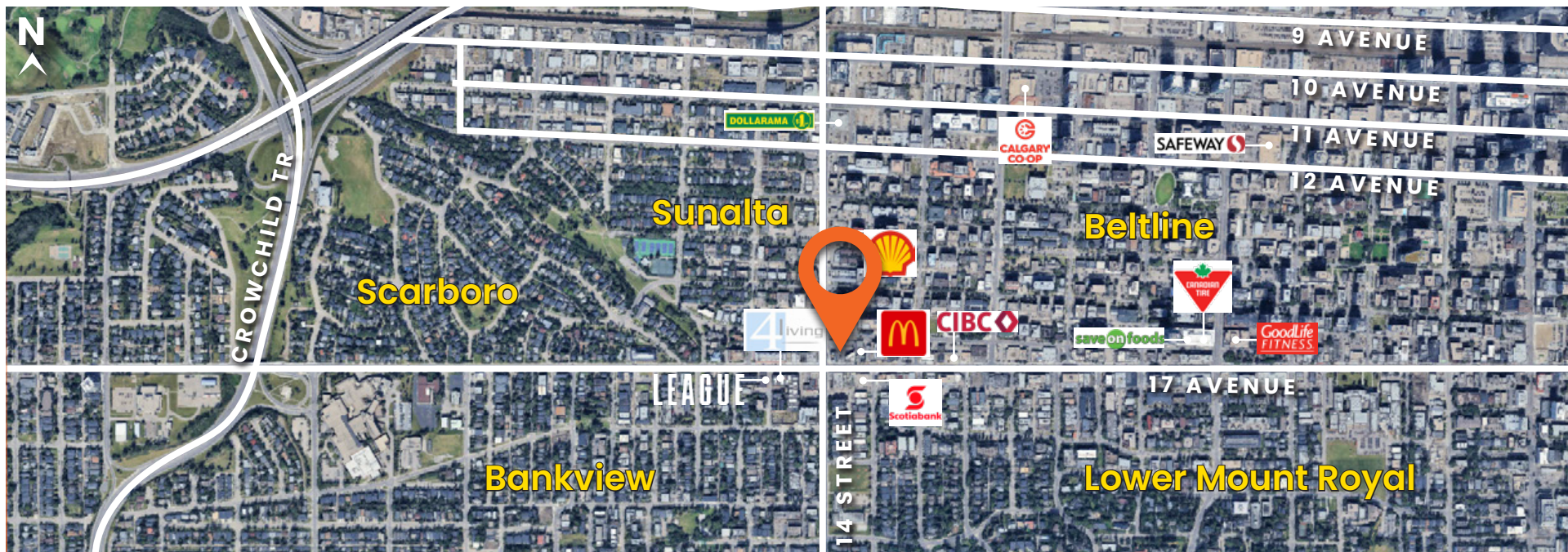
PROPERTY FEATURES

- Rare 17th Avenue investment opportunity featuring a character retail building, strong tenant covenant, and premium retrofit improvements.
- 4,242± SF across the main floor, mezzanine, and basement, complemented by front and rear patios.
- Prime positioning along Calgary's premier shopping, dining, and entertainment corridor, offering exceptional visibility and pedestrian traffic.
- CC-COR zoning supports long-term redevelopment potential, including street-level commercial with residential or office uses above.
- Fully occupied, single-tenant asset within a dense, highly walkable, and transit-connected Beltline trade area.
- Surrounded by leading restaurants, boutiques, patios, and nightlife, supporting lasting tenant demand and investment value.



PROPERTY HIGHLIGHTS





Neighbourhood
Connaught



Population 3km
124,896



Drive Times
Downtown: **6 minutes**
Stoney Trail: **13 minutes**



Prime
Location



Bus / Train
Routes



Walk score or
Walkable



Household Income
\$82,773



Median Age
38

Traffic Count
17,000 VPD | 17 Ave. Sw & 12 Street



Restaurants
& Fast Food



Retail Shops
or Shopping

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