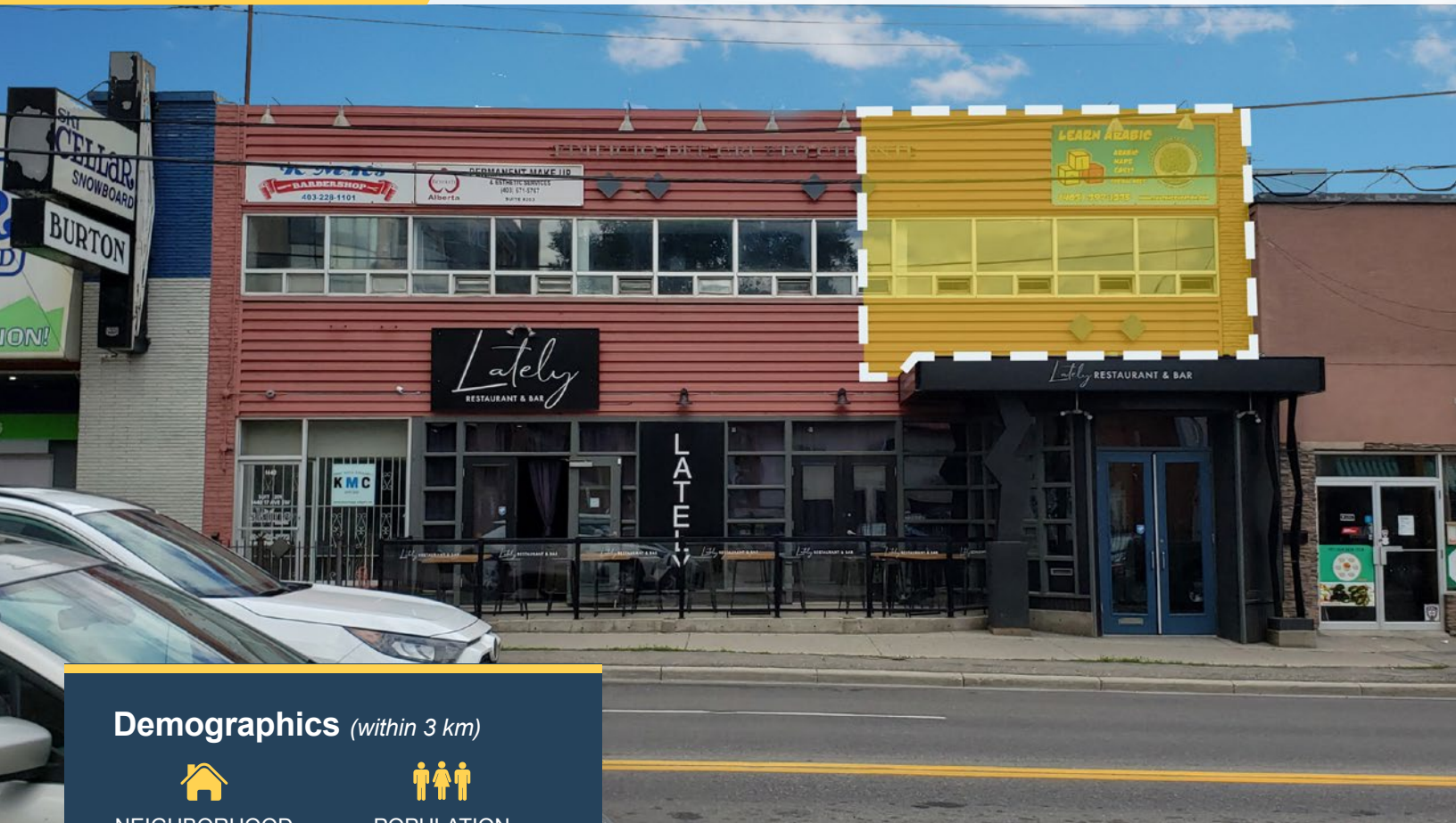


For Lease

1438 17 Avenue SW | Calgary, AB



Demographics *(within 3 km)*



NEIGHBORHOOD
Lower Mt. Royal



POPULATION
127,969



MEDIAN AGE
37



HOUSEHOLD INCOME
\$151,000

Building Details



PARKING
Ample Paid
Parking



YEAR BUILT
1960



TRAFFIC COUNT
23,000 VPD | 17 Ave. SW
25,000 VPD | 14 St. SW & 16 Ave. SW

Blackstone

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Upper Level on 'Red Mile'

Property Details

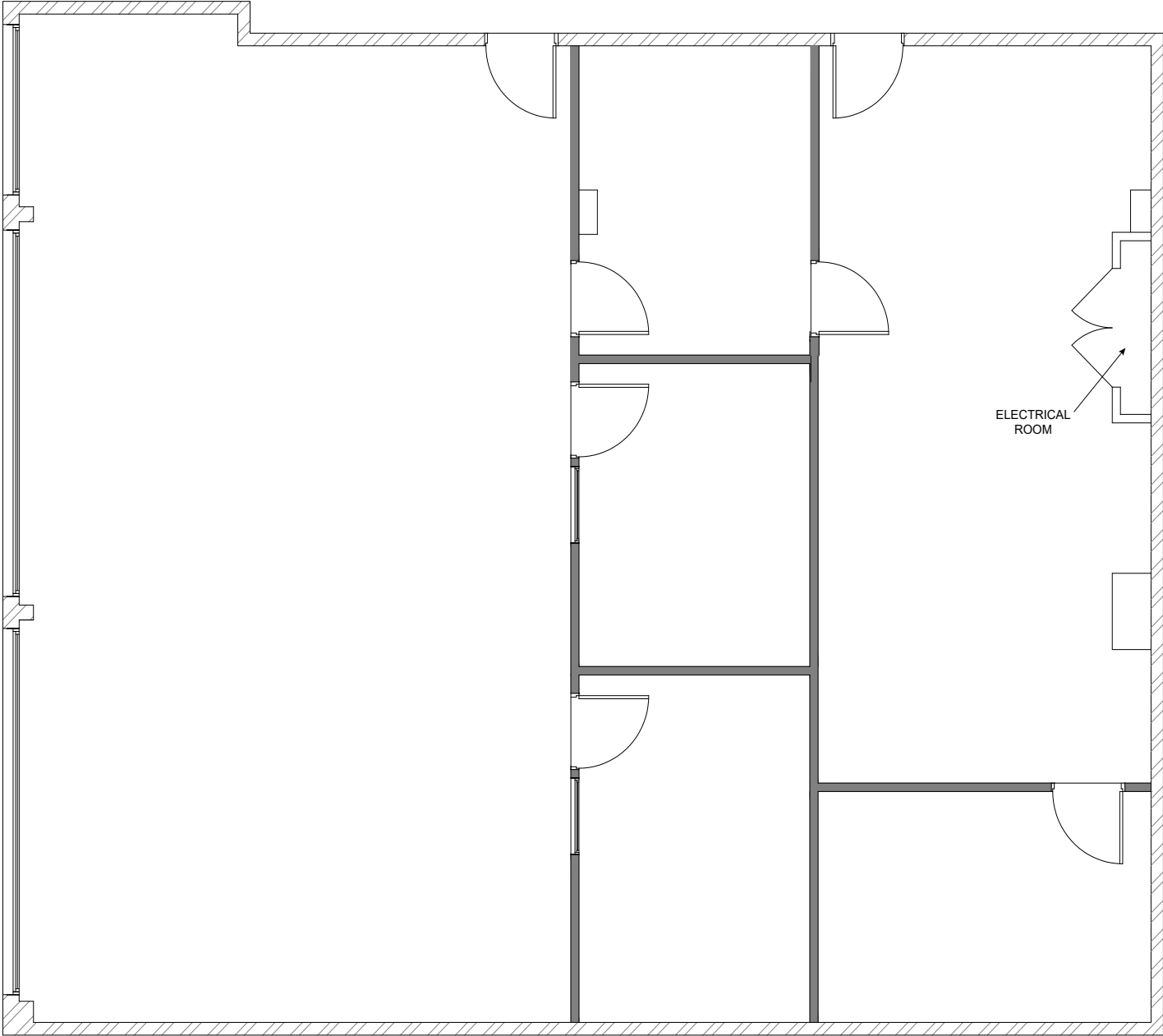
Size Available:	Upper Level - 1,845 SF
Availability:	Immediately
Net Rate:	Below Market
Op Costs:	\$12.75 PSF (Includes utilities)
Zoning:	C-COR1 (See Suggested Uses)
Stories:	2

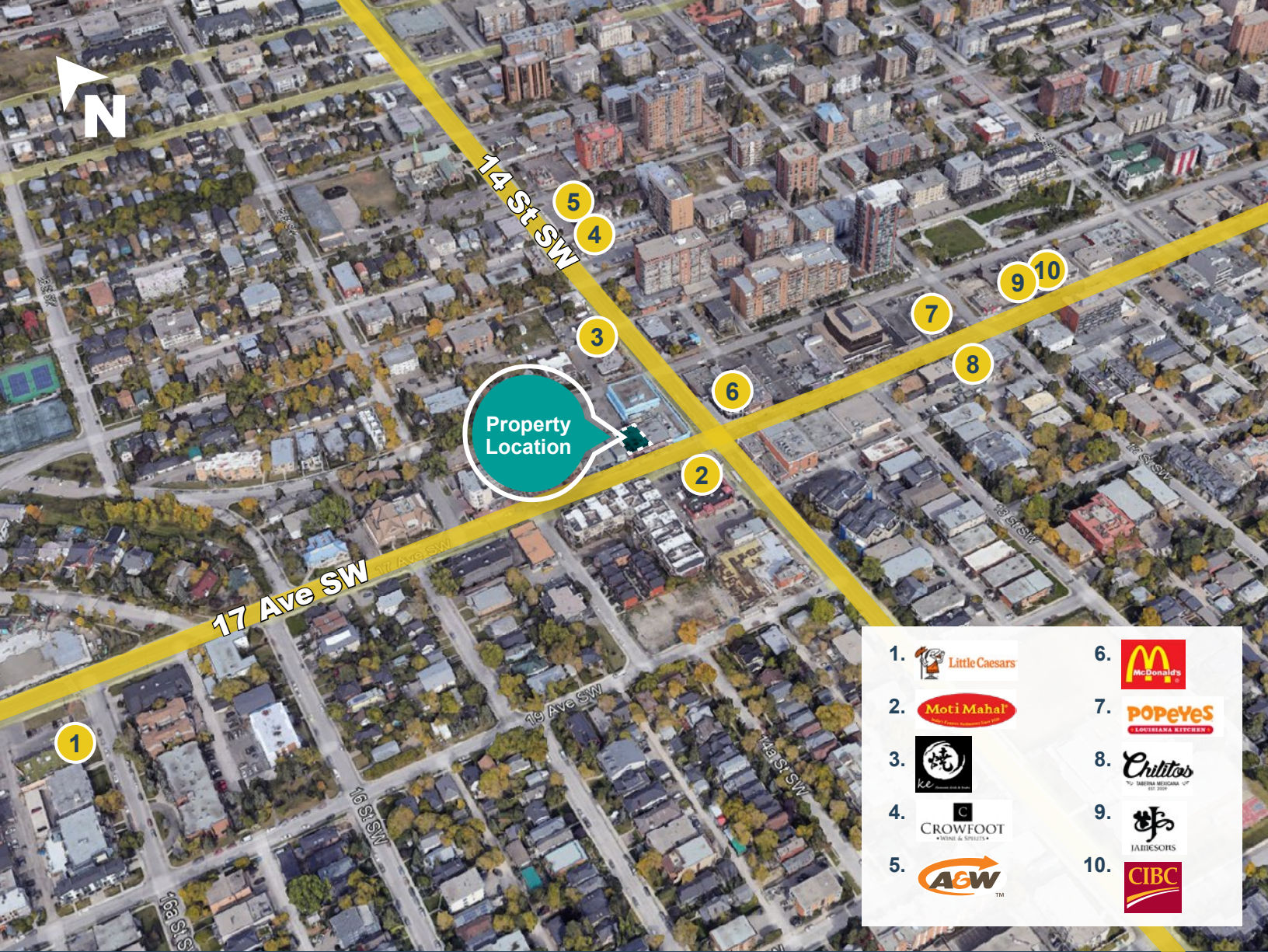
Highlights

- Located along Calgary's sought after 'RED Mile'
- Walking distance to countless retail and restaurant amenities
- Easy access to Downtown and Calgary Bus routes
- Suggested Uses: office space for counseling service, legal service, etc.
- Formerly a martial arts studio

Floor Plans

Upper Level | 1,845 SF





Property Location

- | | |
|---|---|
| 1.  Little Caesars | 6.  McDonald's |
| 2.  Moti Mahal | 7.  POPEYES
LOUISIANA KITCHEN |
| 3.  Kw | 8.  Chilitos
"THE MEXICAN BURRITO CO." |
| 4.  CROWFOOT
WINE & SPIRITS | 9.  JAMESORS |
| 5.  AGW | 10.  CIBC |

Thank you for your interest!

For More Info.

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