

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



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

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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)

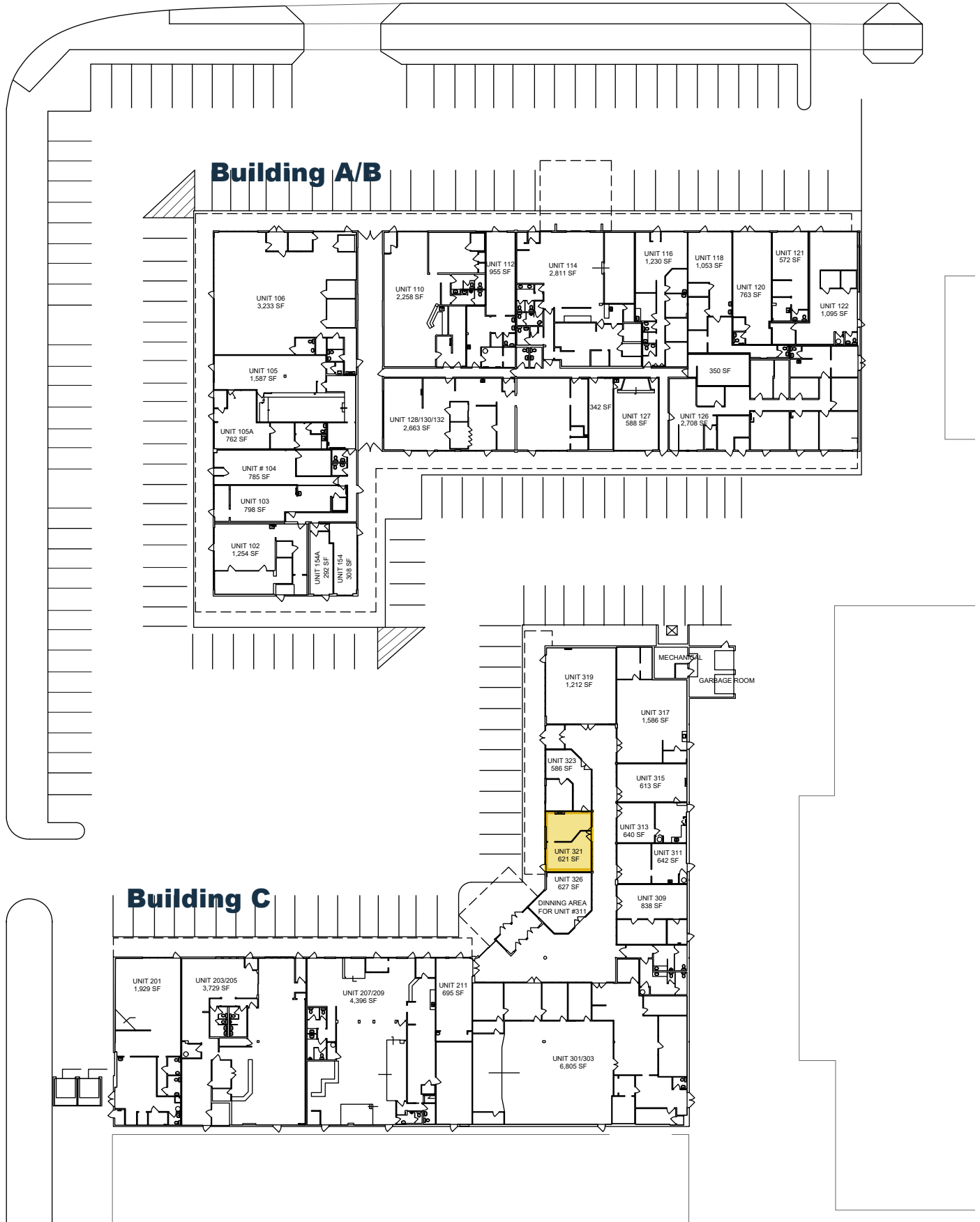
Zoning: C-COR2

Highlights

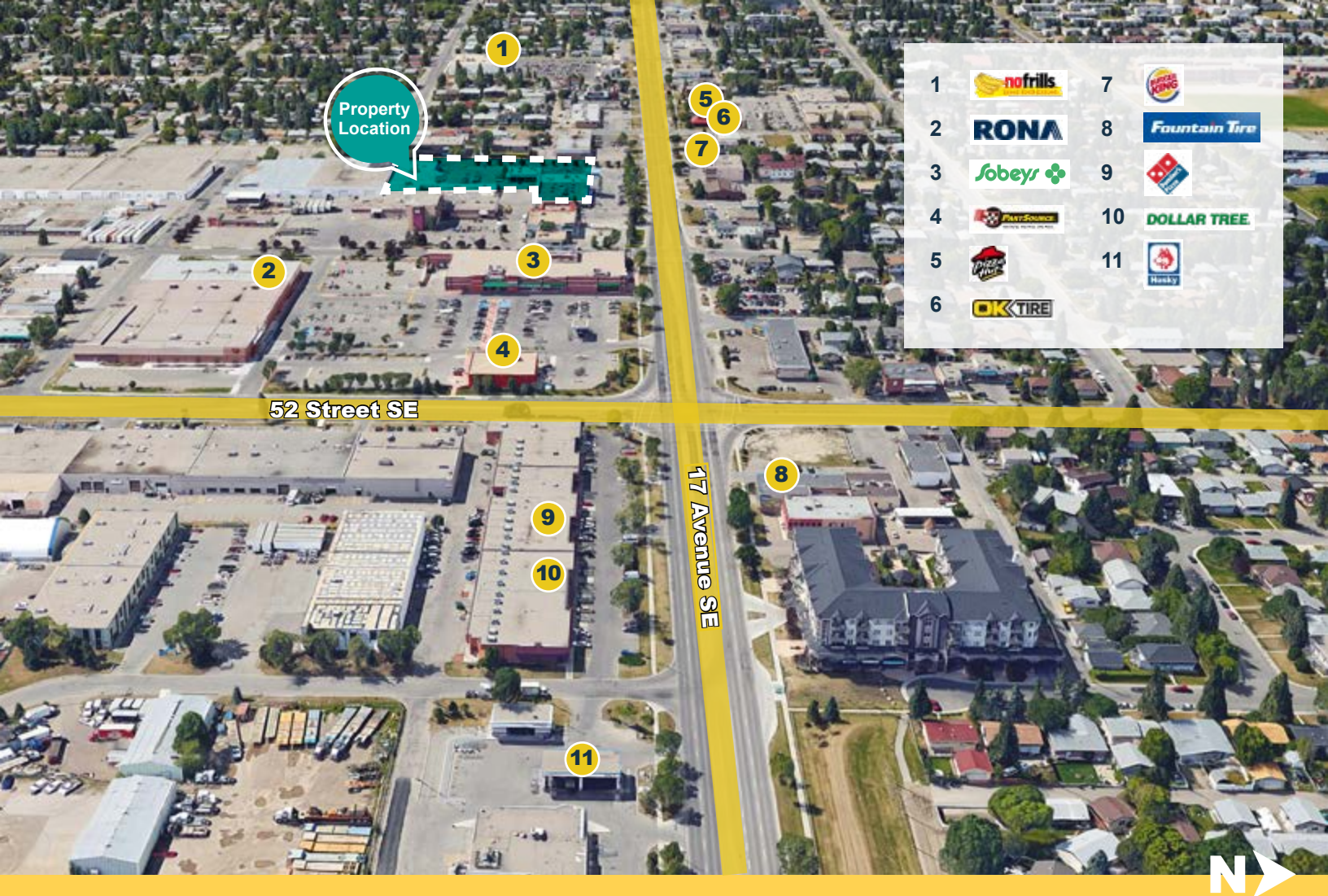
- High visibility with access to 17th Avenue SE
- Major east/west and north/south thoroughfares with high traffic volume of +/- 45,000 VPD (along 17th Ave SE)
- Improvements to 17th Avenue SE include the new Bus Rapid Transit (BRT), wider sidewalks, improved biking facilities, and new urban character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

Site Plan

17 Ave. SE / International Ave.







Thank you for your interest!



Patrick White

Associate

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