

Forest Hills Plaza



5315 17 Avenue SE, Calgary AB

Well Located with Great Exposure

Property Details

Unit Size	UNIT 6: 1,660 SF
Rental Rate	Market
Op Costs	\$12.35 PSF
Availability	Immediate
District	Forest Lawn
Year Built	1980
Parking	Ample Surface Parking

- Well-established retail plaza with long-term tenants and easy access
- Ideal for take-out restaurants, retail shops, or office use
- Prime location in the heart of the dynamic "International Avenue" shopping district
- Excellent exposure on 17th Avenue SE, with a BRT station directly in front
- Prominent pylon signage available for maximum visibility
- High-traffic corridor with over 45,000 vehicles per day, linking major East-West and North-South routes



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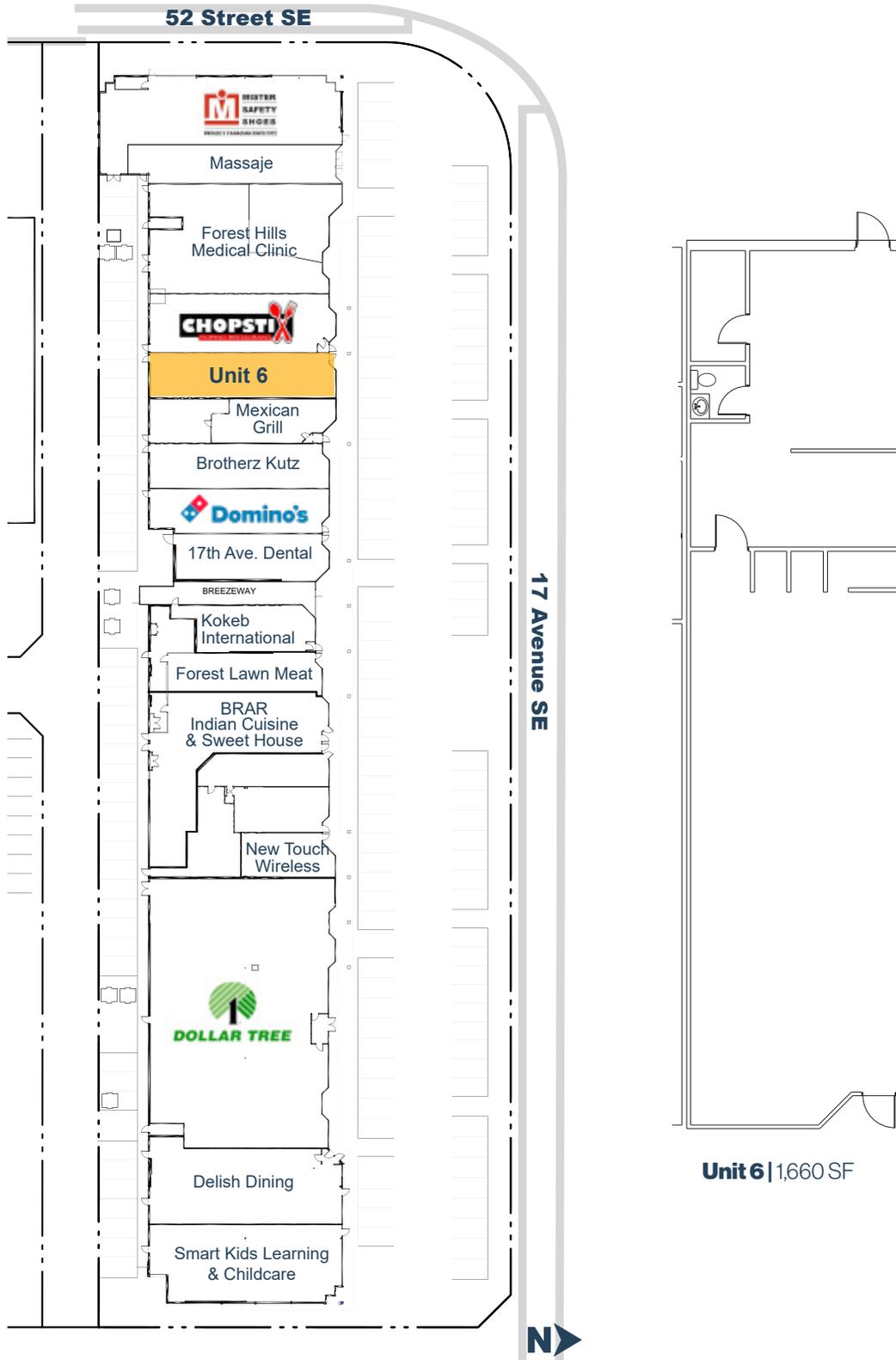
For Lease

5315 17 Avenue SE | Calgary, Alberta

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Blackstone
Commercial Real Estate Services Inc.



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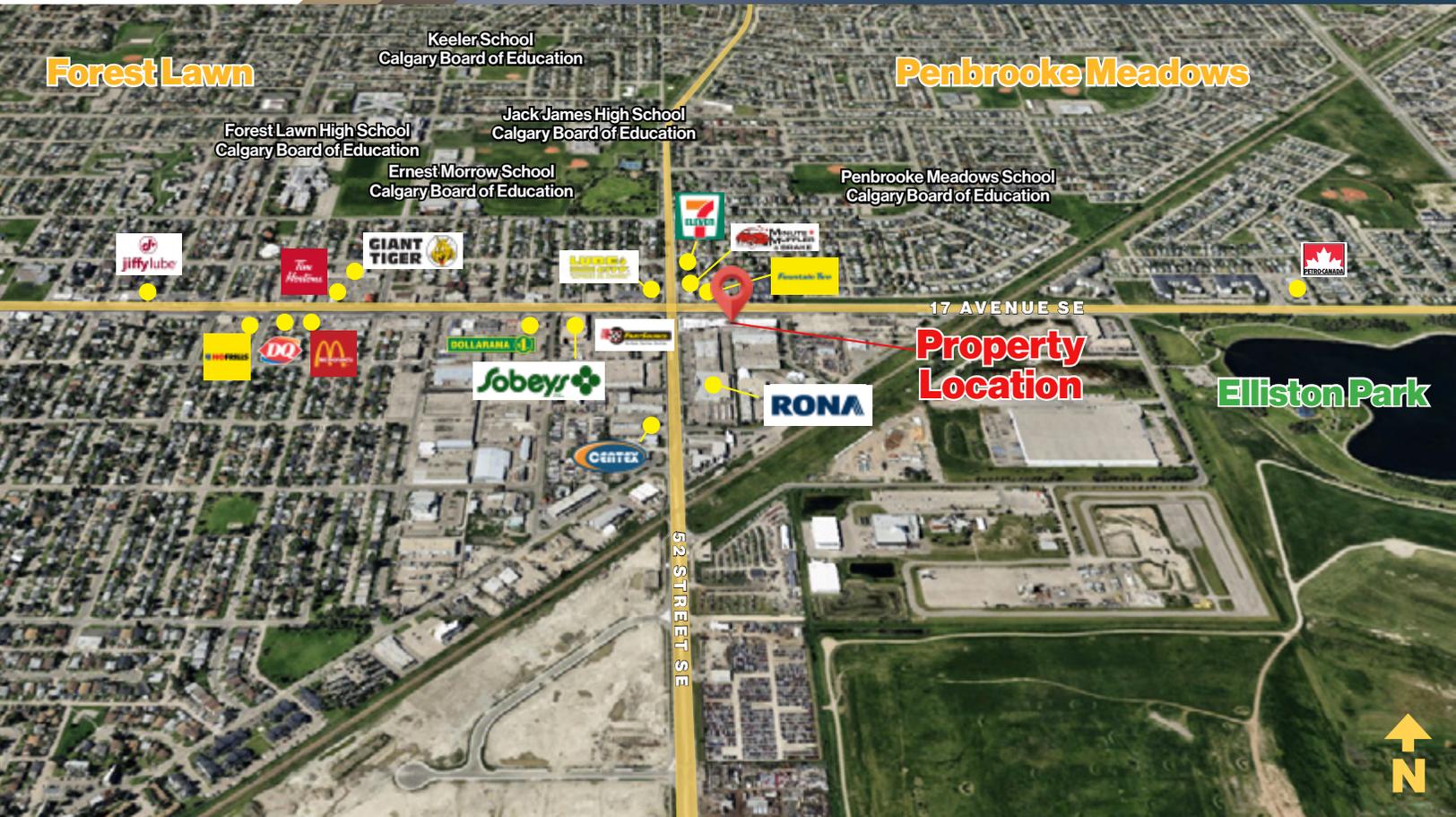
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NEIGHBORHOOD
Forest Lawn

POPULATION
75,858

MEDIAN AGE
40

HOUSEHOLD INCOME
\$78,983

TRAFFIC COUNT
27,000 VPD | 17 Ave. @ 54 St. West
26,000 VPD | 17 Ave. @ 47 St. West



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For more information, please contact one of our associates.

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