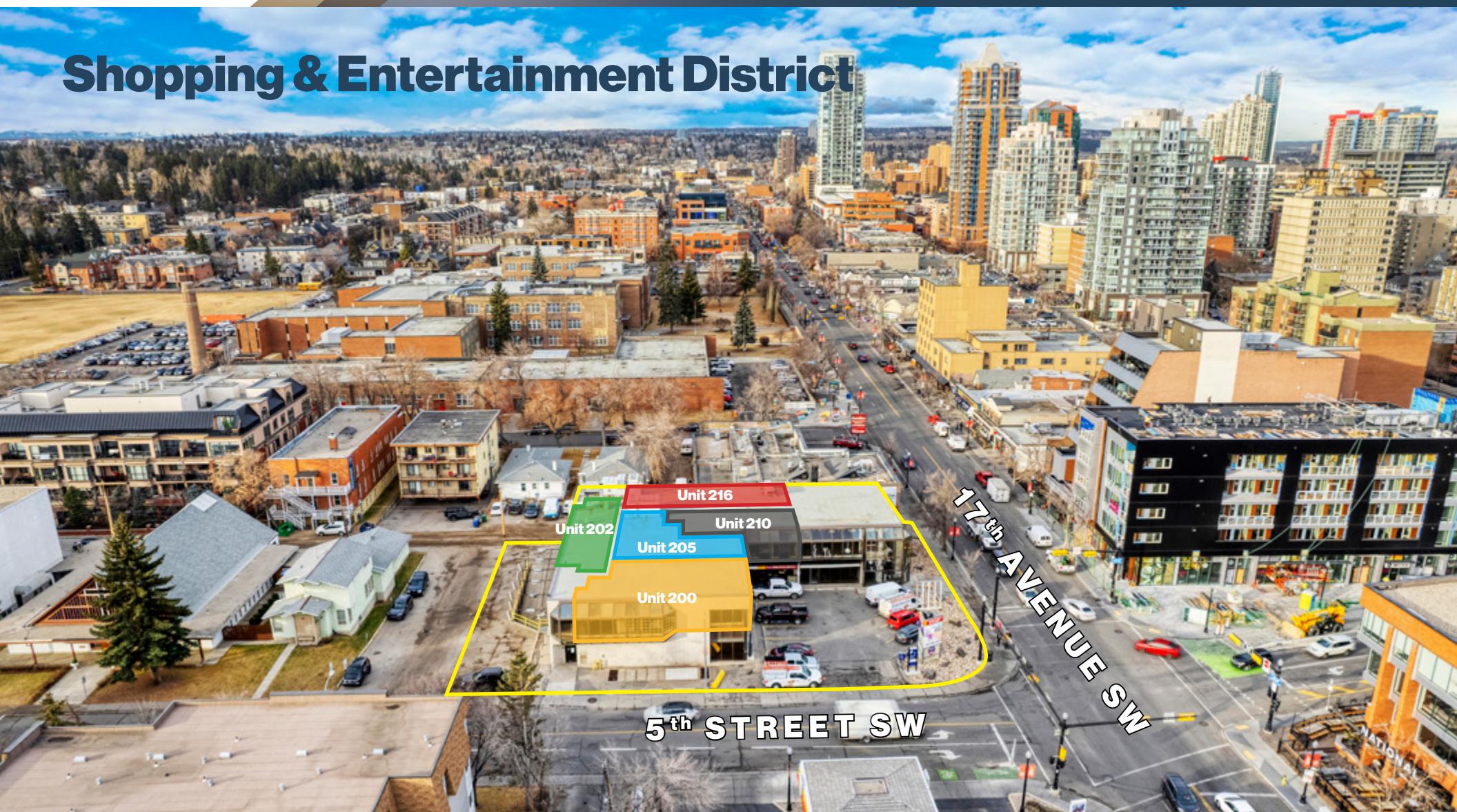


Shopping & Entertainment District



5th STREET SW

17th AVENUE SW

Mahmud Rahman Principal /Associate

► 403.681.8830

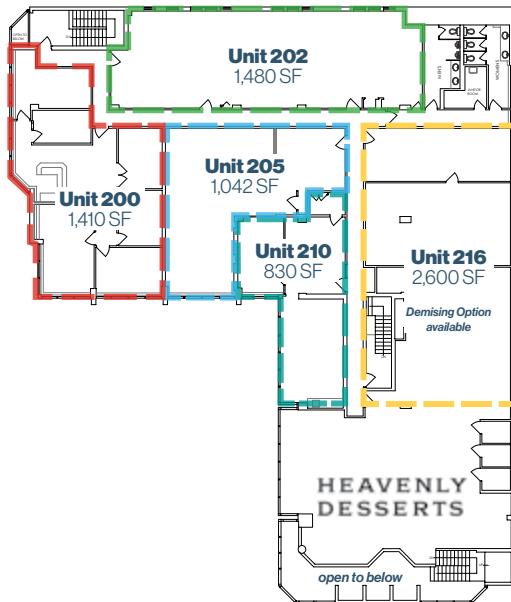
► mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

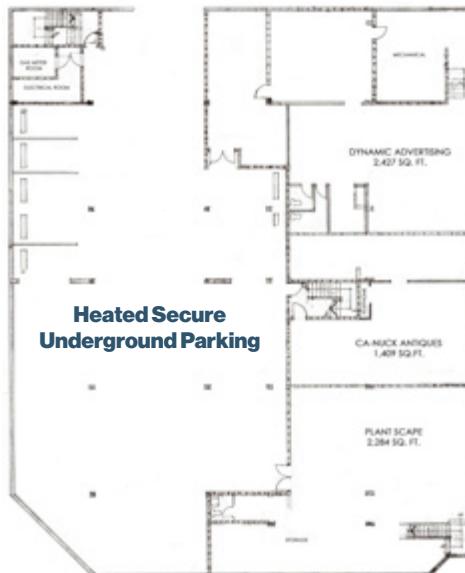
► 403.519.5062

► rwiens@blackstonecommercial.com

Second Floor



Basement



Size Available

Second Floor:

Unit 200 - 1,410 SF
Unit 202 - 1,480 SF
Unit 205 - 1,042 SF
Unit 210 - 830 SF
Unit 216 - 2,600 SF* *demising option available

Availability

Immediately

Net Rate

Contact Associate

Op Costs

\$25.61 PSF (Est. 2025)

Zoning

C-COR1

Parking

13 surface stalls + 22 secure underground - Available

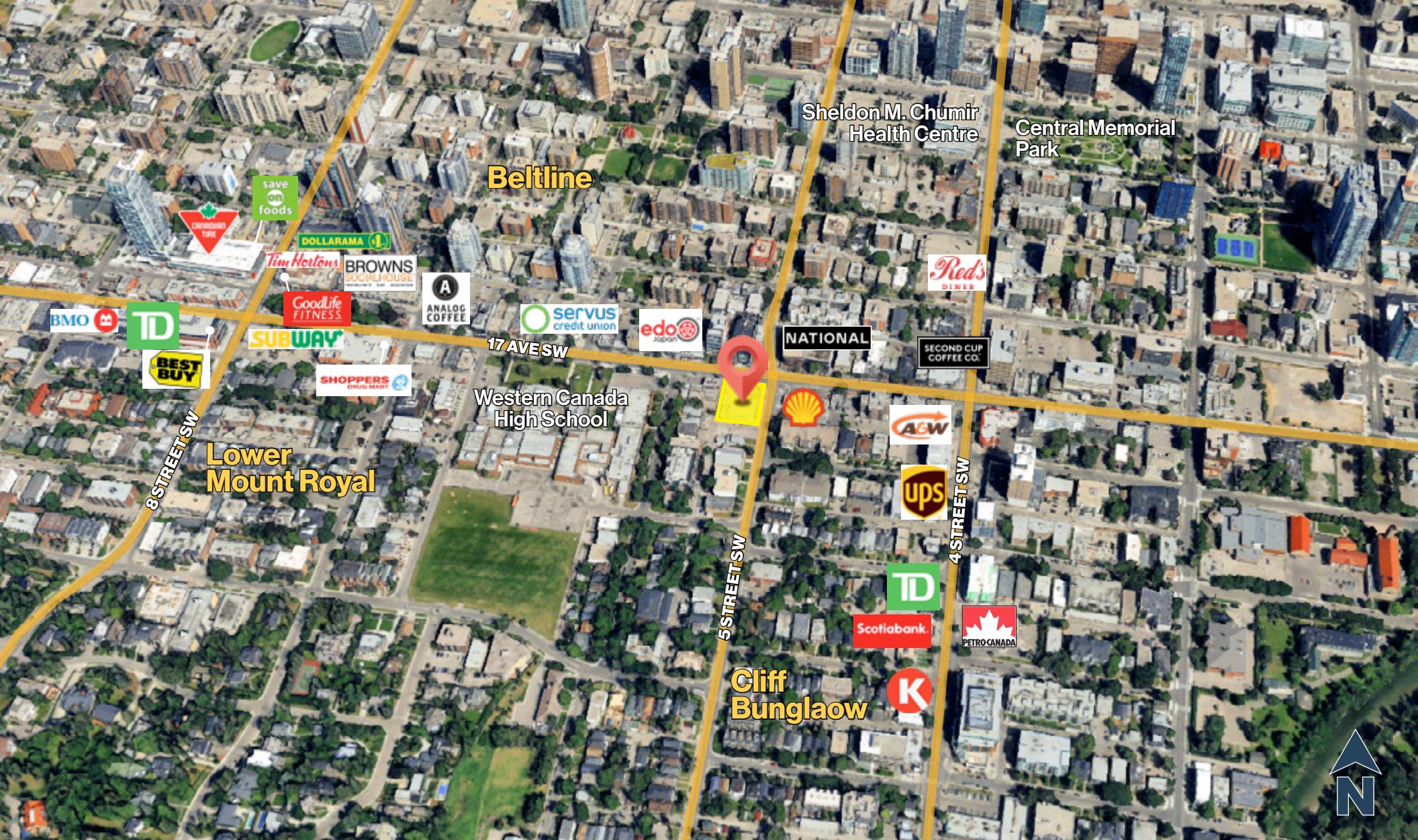
- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.





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NEIGHBORHOOD
Cliff Bunglaow



POPULATION
3KM
117,654



MEDIAN AGE
38



HOUSEHOLD INCOME
\$143,000



TRAFFIC COUNT
9,000 VPD | 5 Street & 17 Avenue SW
17,000 VPD | 17 Avenue SW

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Thank you for your Interest



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