

Shopping & Entertainment District



Mahmud Rahman *Principal / Associate*

P 403.681.8830

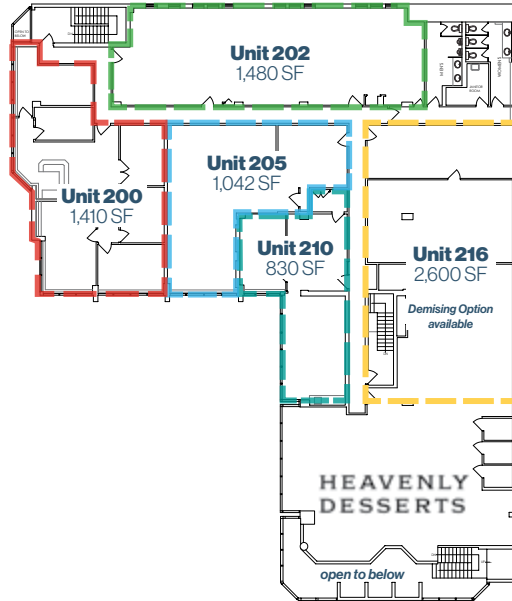
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*

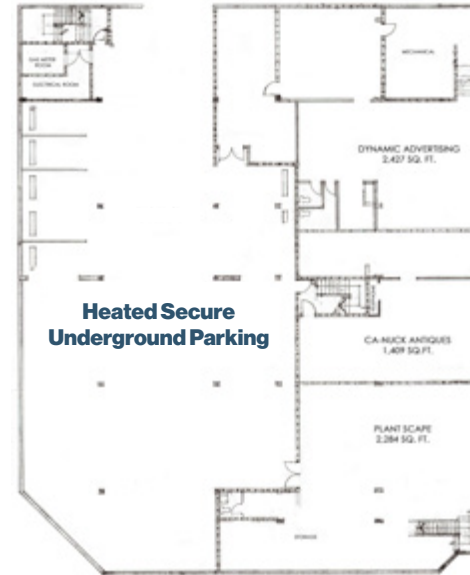
P 403.519.5062

E rwiens@blackstonecommercial.com

Second Floor



Basement



17 Avenue SW

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

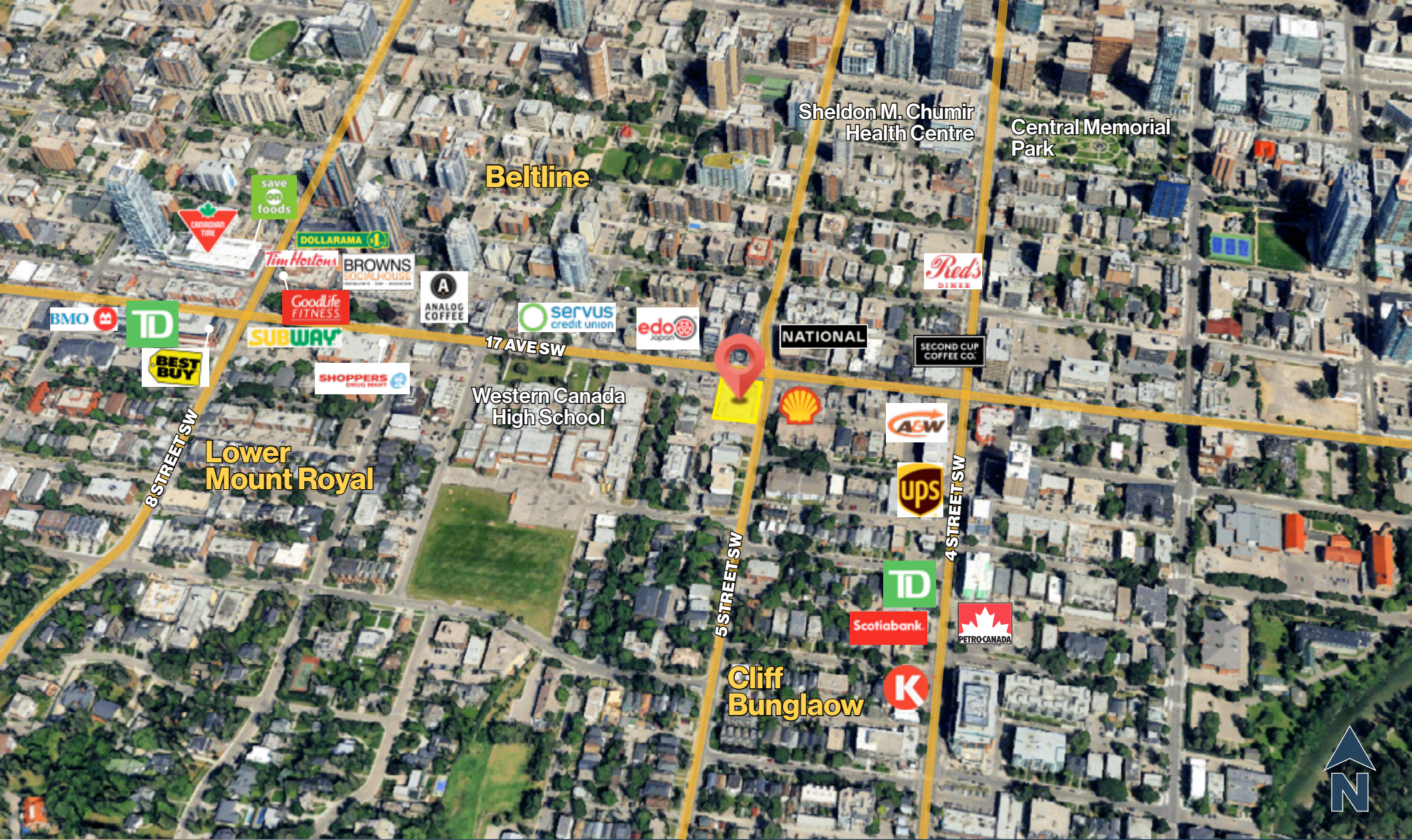


- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada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



Mahmud Rahman *Principal / Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com



 **NEIGHBORHOOD**
Cliff Bungalow

 **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

Mahmud Rahman *Principal / Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com

Thank you for your Interest



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

BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and/or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *Principal /Associate*
P 403.681.8830
E mrahman@blackstonecommercial.com



Randy Wiens *Senior Associate*
P 403.519.5062
E rwiens@blackstonecommercial.com