

Blackstone
Commercial Real Estate Services Inc.

For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB

17 Avenue Office Opportunity



Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

PROPERTY DETAILS

Available 1,033 SF - 2,221 SF
100: 1,033 SF
102: 1,188 SF *contiguous*

Rental Rate Market

Op Costs \$9.03 PSF

Property Taxes \$5.67 PSF

Availability Immediate

Community Beltline

Parking 4 stalls at market – 1 additional stall available on month-to-month basis

Zoning CC-X

Year Built 1954

- Two-storey walk-up retail/office building
- Prime location in the Beltline on vibrant 17 Avenue SE
- Steps from the new BMO Centre and the Elbow River pathway system
- Excellent access to Macleod Trail providing strong north-south connectivity
- Surrounded by shops, cafés, and restaurants
- On-site parking available for tenants and customers



Mahmud Rahman Principal / Associate

P 403.681.8830

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com

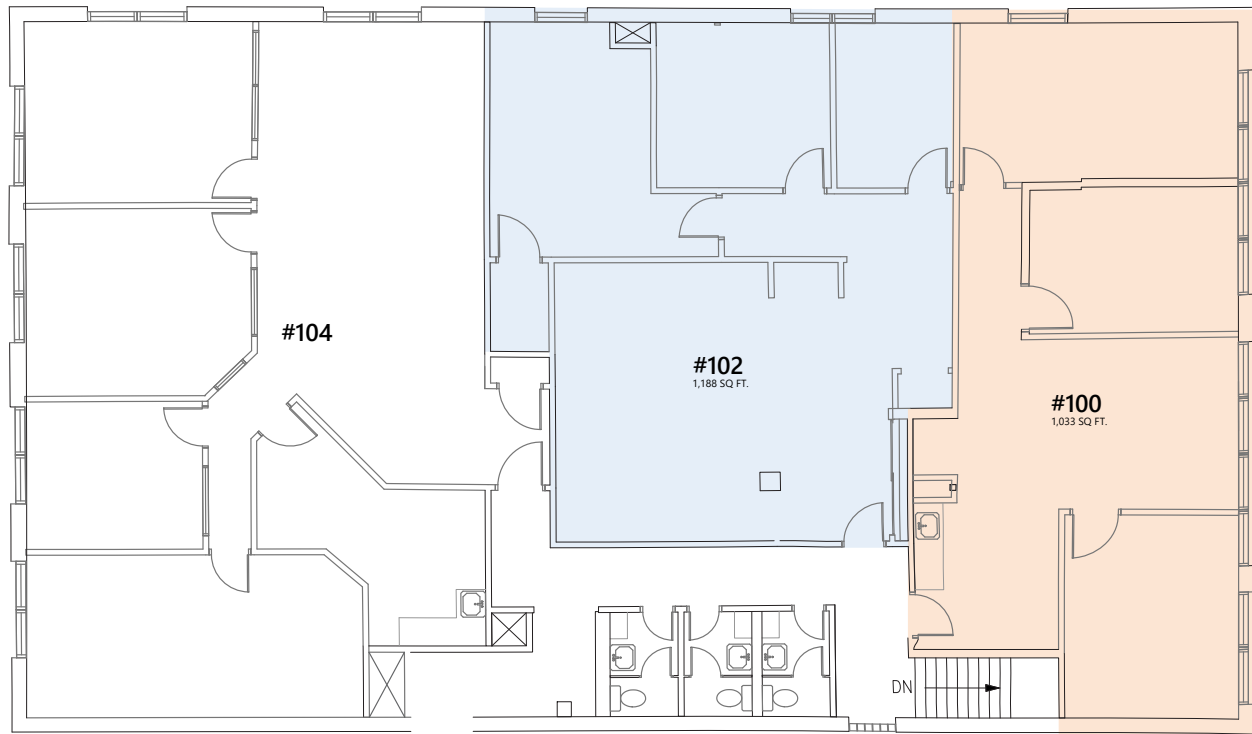
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB

17 Avenue Office Opportunity



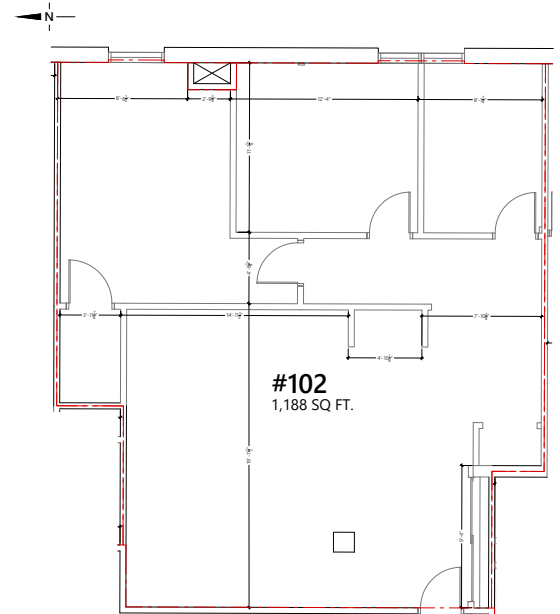
FLOOR PLAN



Units 100 & 102 - 122 17 Avenue SE | Calgary AB
17 Avenue Office Opportunity



Unit 102



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



NEIGHBORHOOD
Beltline



POPULATION
110,493



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$76,1404



TRAFFIC COUNT
21,000 VPD | 1ST SE & Macleod TR S



BlackstoneCommercial.com

For more information, please contact one of our associates.

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.

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

BlackstoneCommercial.com

Mahmud Rahman Principal /Associate

P 403.681.8830

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com