



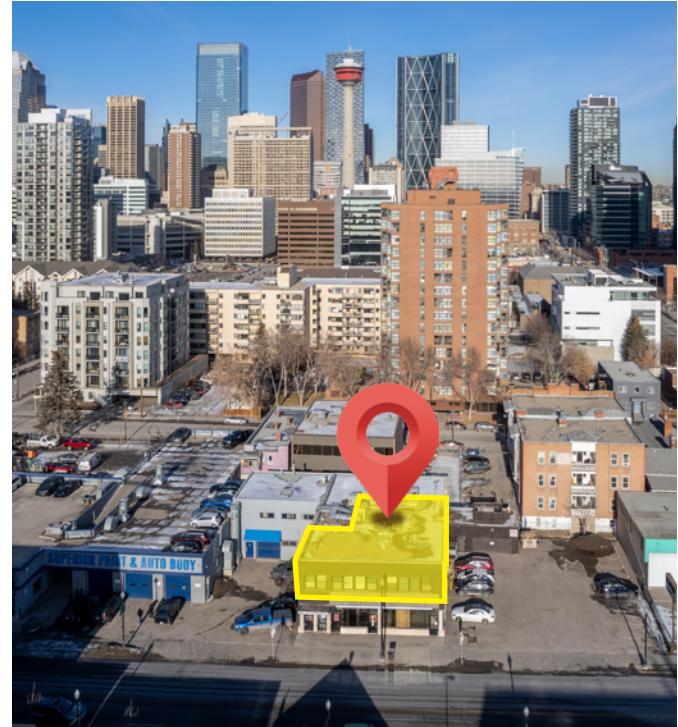
## Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

### PROPERTY DETAILS

<b>Available</b>	<b>100: 1,033 SF</b>	
	<b>102: 1,188 SF</b>	contiguous
<b>Rental Rate</b>	Market	
<b>Op Costs</b>	\$9.03 PSF	
<b>Property Taxes</b>	\$5.67 PSF	
<b>Availability</b>	Immediate	
<b>Community</b>	Beltline	
<b>Parking</b>	4 stalls at market – 1 additional stall available on month-to-month basis	
<b>Zoning</b>	CC-X	
<b>Year Built</b>	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



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Unit A210

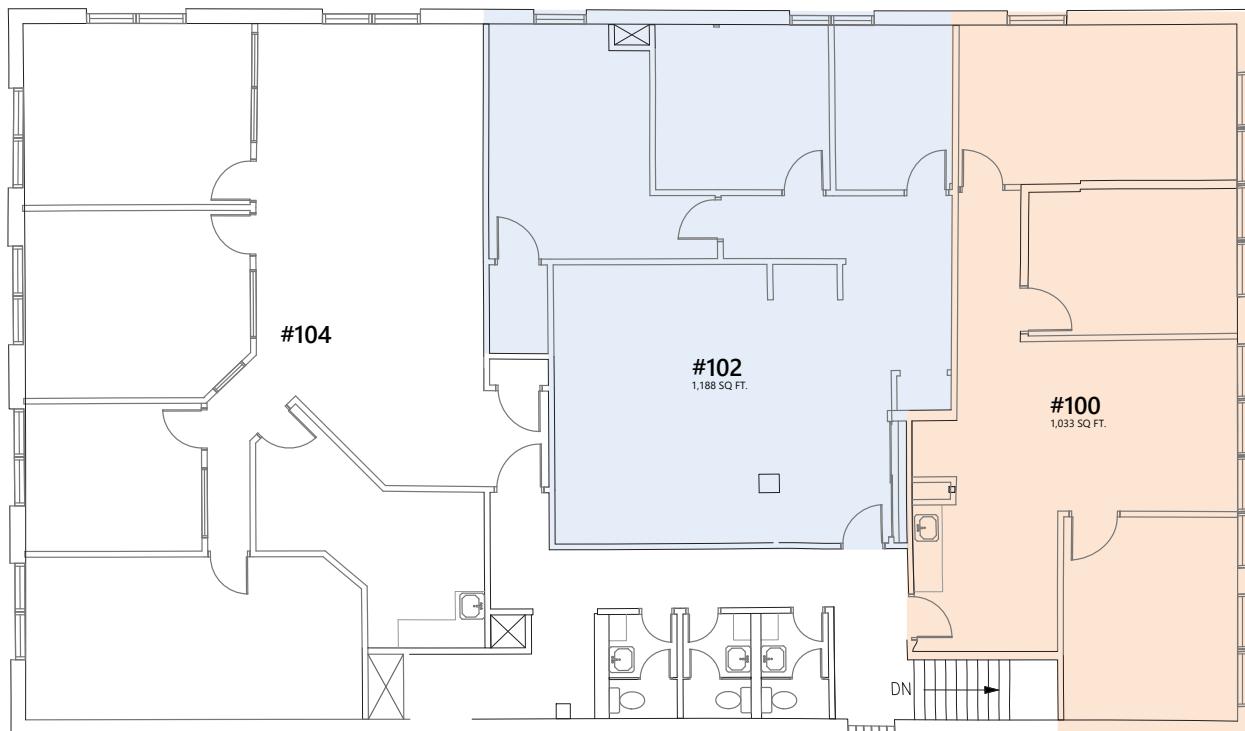
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Calgary, Alberta T2V 2X5  
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**BlackstoneCommercial.com**

# For Lease

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

## 17 Avenue Office Opportunity



## FLOOR PLAN



Unit A210

9705 Horton Road SW

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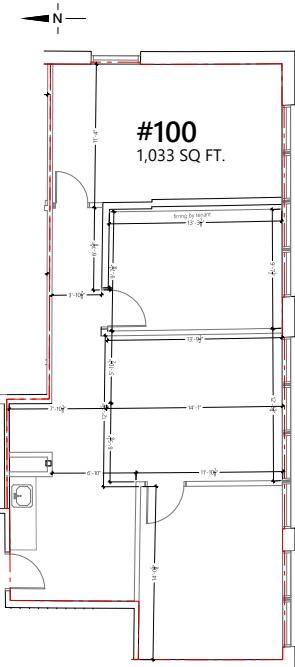
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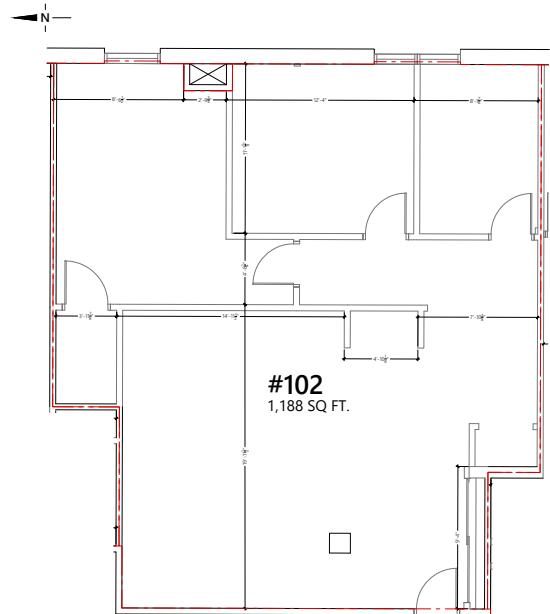
## 17 Avenue Office Opportunity



### Unit 100



### Unit 102



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 NEIGHBORHOOD  
Beltline

 POPULATION  
110,493

 MEDIAN AGE  
37.9

 HOUSEHOLD INCOME  
\$76,1404

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



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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