



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

Amenity Rich Location

### PROPERTY DETAILS

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

**Rental Rate** Market

**Op Costs** \$9.03 PSF

**Property Taxes** \$5.67 PSF

**Availability** Immediate

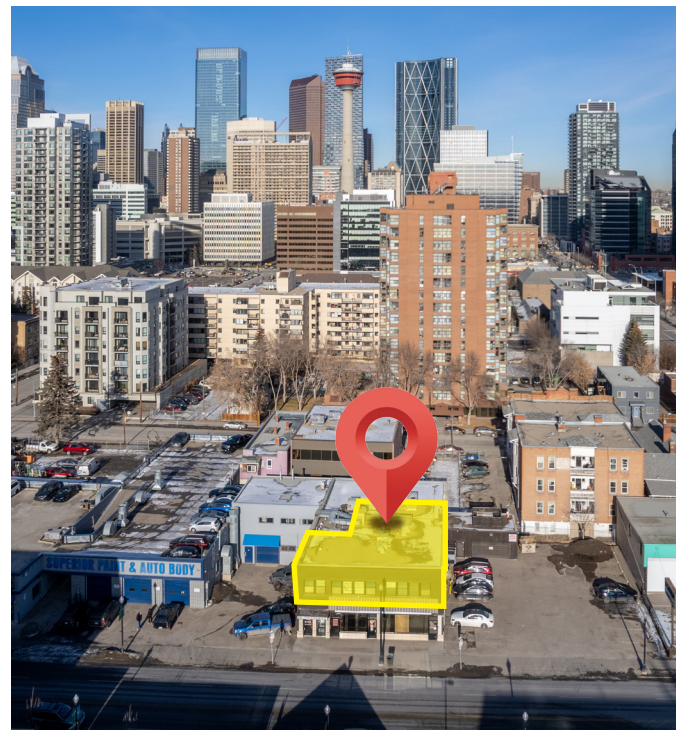
**Community** Beltline

**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



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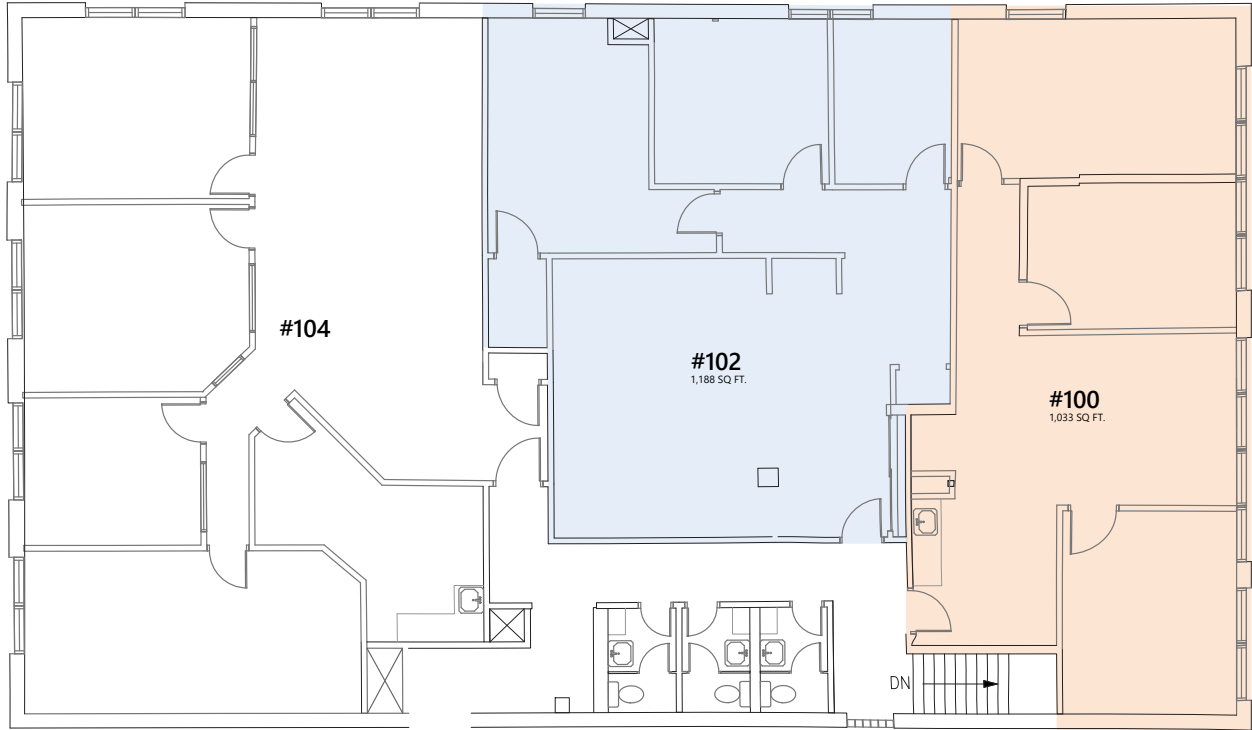
Unit 301  
255 17 Avenue SW  
Calgary, Alberta T2S 0A4  
☎ 403.214.2344

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# For Lease

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

17 Avenue Office Opportunity



17 AVENUE SE

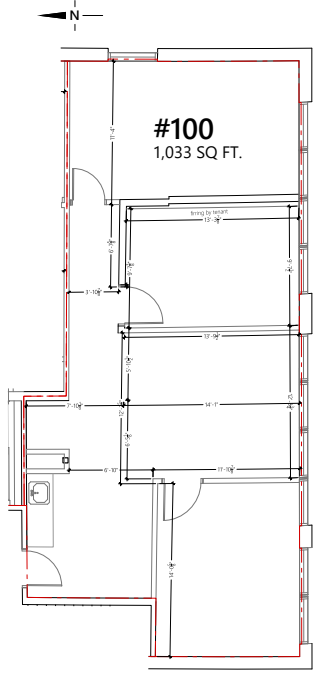
FLOOR PLAN



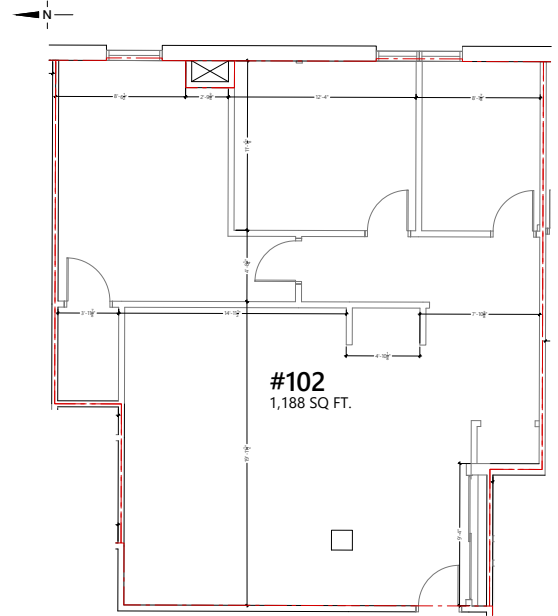
# For Lease

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

## Unit 100



## Unit 102





**NEIGHBORHOOD**  
Beltline



**POPULATION**  
110,493



**MEDIAN AGE**  
37.9



**HOUSEHOLD INCOME**  
\$76,1404



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



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For more information, please contact one of our associates.

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