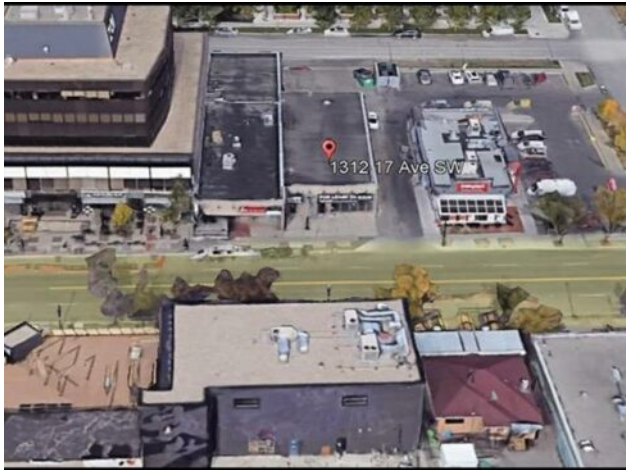


**1314 17 Avenue SW  
Calgary, Alberta**

**MLS # A2235211**



**\$30 per sq.ft.**

**Division:** Beltline

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,400 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

#### Highlights

1,400 sq. ft. of Lower Level space - High exposure high traffic retail location - Great draw from surrounding area - Highly visible signage available - High traffic counts and vibrant walk up corridor - Below market gross rental rate

High exposure Lower Level opportunity on the Sunshine side of 17 Avenue SW

Offering below market gross rental rate, high traffic walkup corridor.

Could accommodate many

uses former retail store. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon, pool lounge