

**5315 17 Avenue SE
Calgary, Alberta**

MLS # A2277199



\$25 per sq.ft.

Division: Forest Lawn

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Forrest Hills Plaza

Bus. Name: -

Size: 1,660 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Last remaining opportunity at Forest Hills Plaza. This 1,660 SF unit is prominently located on busy International Avenue, a high-traffic corridor with over 45,000 vehicles per day, offering excellent exposure. The property features ample surface parking, and operating costs are \$12.35/SF. The unit is available immediately and is ideally suited for a variety of retail uses. The building is home to strong anchor tenants that generate consistent foot traffic and enhance visibility for all businesses on site.