

**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.