

# F O R L E A S E

**HIGH EXPOSURE LOWER LEVEL RETAIL**  
**1312 B -17th Avenue SW**



## Highlights...

- ✓ 3,400 sq ft of Lower Level retail
- ✓ 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

**CENTURY 21 Bamber Realty Ltd.**

**PAUL LOUITT**

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**Industrial, Retail, Investment Sales & Leasing**

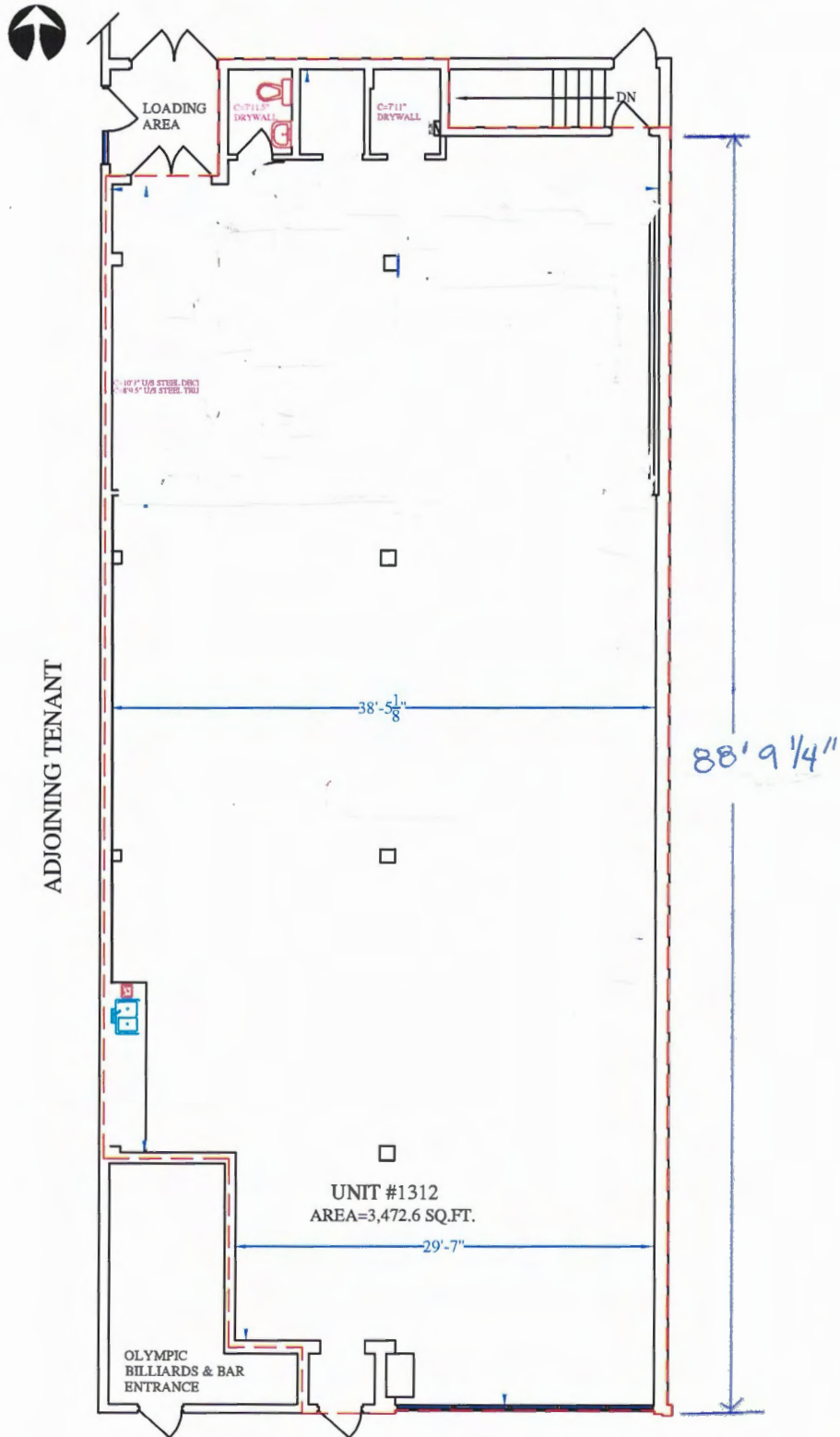
# F O R L E A S E

ADDRESS:	1312 B - 17th Avenue SW, Calgary, Alberta
AVAILABLE SPACE:	3,400 sq. ft. +/-
OCCUPANCY:	Available immediately
GROSS RENT:	Starting at \$5,000 per month Gross
UTILITIES:	Extra, payable by Tenant
SIGNAGE:	Highly visible fascia signage
PARKING:	1 reserved stall in rear, common stalls along east side, street parking
ZONING:	CC COR / Centre City Commercial Corridor District
TERM:	5 years
COMMENTS:	<p>High exposure Lower Level retail opportunity on the Sunshine side of 17 Avenue SW Offering below market gross rental rate, high traffic walkup corridor Long history as a Billiards Hall, Prime for a new concept. Shell space with high ceilings and 2 washrooms roughed in. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon, Thrift Clothing Store and Dog Day care on 16th Avenue.</p>

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.







PREPARED FOR:

**MOUMOUS  
HOLDINGS LTD.**

DRAWING: MAIN FLOOR PLAN

ADDRESS: 1312 - 17 AVENUE SW

SCALE: N.T.S.

MEASURED: MAR 31, 2020 per EXTERIOR WALL METHODOLOGY

DRAWN BY: RW

DATE: April 1, 2020

REVISION: 0



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