

FOR LEASE

HIGH EXPOSURE LOWER LEVEL RETAIL
1314 B -17th Avenue SW



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

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F O R L E A S E

ADDRESS:	1314 B - 17th Avenue SW, Calgary, Alberta
AVAILABLE SPACE:	1,400 sq. ft. +/-
OCCUPANCY:	Available June 1, 2023
GROSS RENT:	Starting at \$3,500 per month Gross
UTILITIES:	Heat included, Electricity Extra, payable by Tenant
SIGNAGE:	Highly visible fascia signage
ZONING:	CC COR / Centre City Commercial Corridor District
TERM:	3-5 years
COMMENTS:	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 currently retail. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon

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 This property may be withdrawn from the market at any time without further notice.



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