



1,420 TO 6,786 SF FOR LEASE

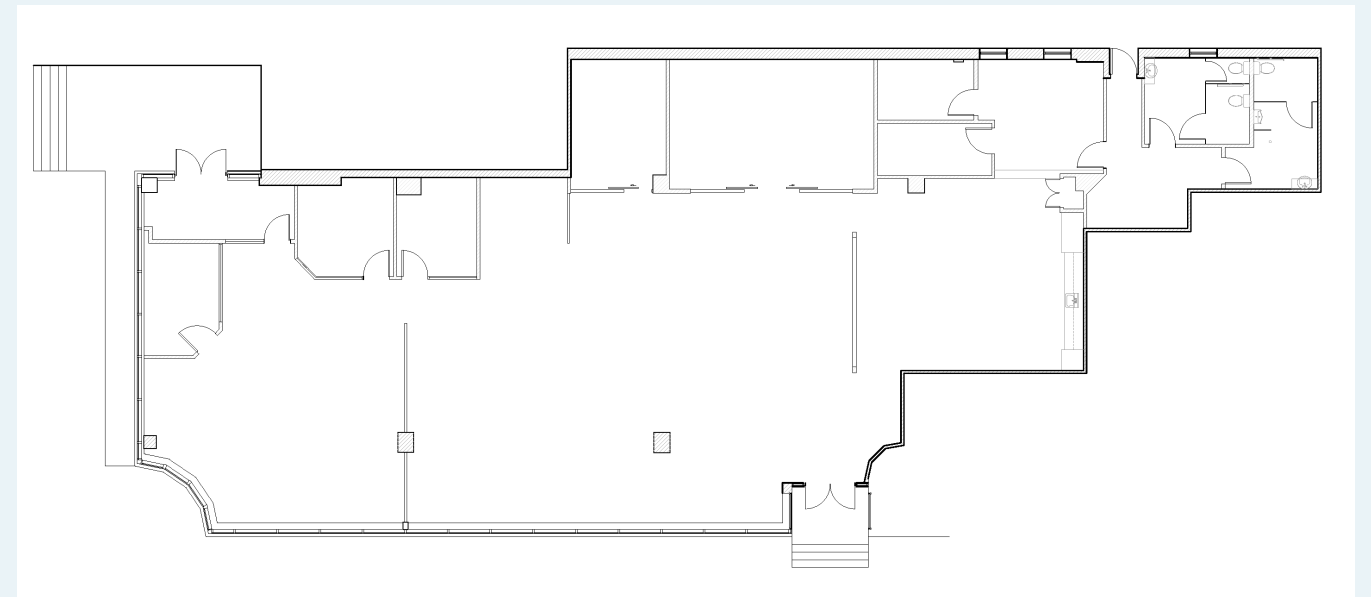
255 **17TH AVE**
SW

Calgary, AB





SUITE 101: 5,196 SF



ABOUT THE AREA

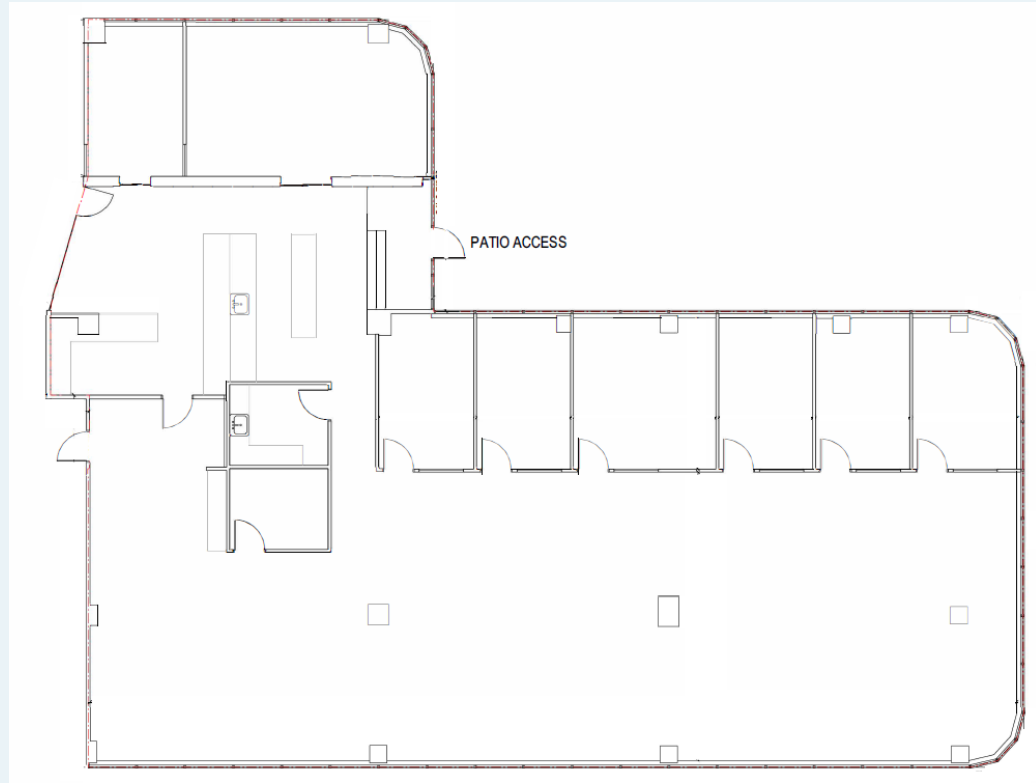
With over 400 shops and services to explore, 17th Avenue SW is Calgary's most recognizable and relevant retail district. Enjoying decades of success, the twelve block strip is close to Stampede Park and downtown Calgary. The many boutique shops dominate the daytime but at night 17th Avenue is galvanized by the nightlife generated from the numerous bars and restaurants that call it home.



Available Space	Suite 101: 5,196 SF NEW Suite 201: 6,786 SF Suite 209: 3,018 SF (demisable to 1,420 & 1,598 SF)
Operating Costs	\$16.78 PSF (2024)
Lease Rate	Market rates
Tenant Improvement Allowance	Negotiable
Availability	Immediately
Parking	1:700 SF (underground) \$200 per stall, per month

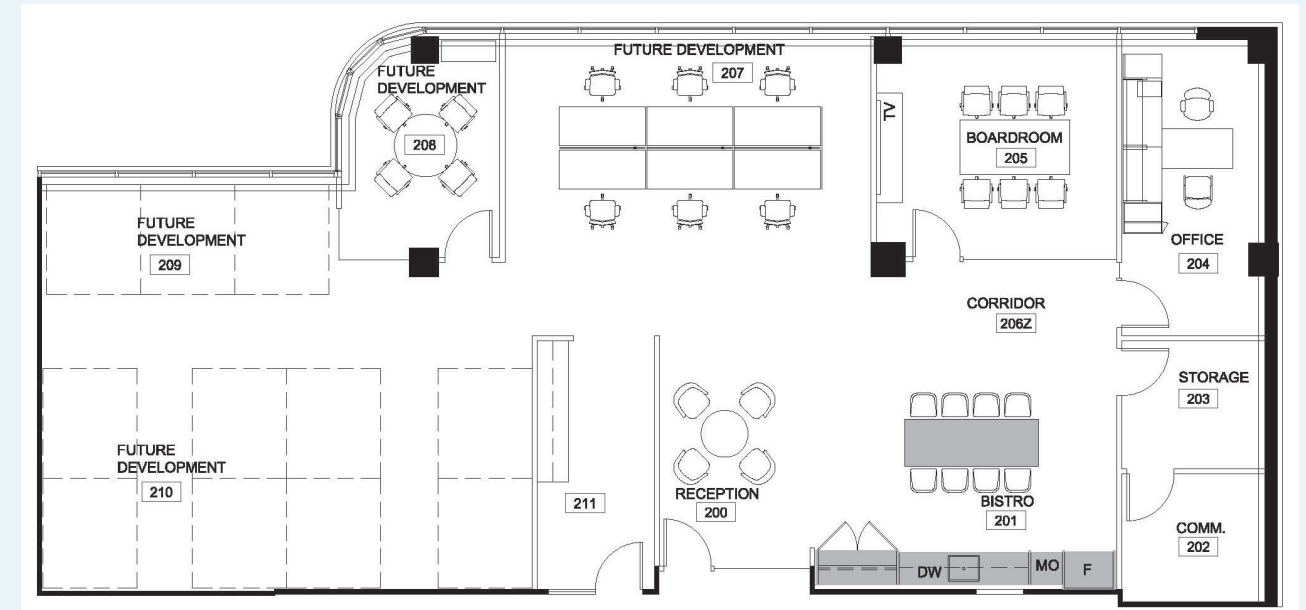


SUITE 201: 6,786 SF



SUITE 209: 3,018 SF

Demisable to 1,420 & 1,598 SF



SUITE 201 COMES WITH A LARGE OUTDOOR PATIO

THE LOCATION



DEMOGRAPHICS WITHIN 3 KM RADIUS

20,421

Total Population

\$88,359

Median Household Income

36

Median Age

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