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3517 17 AVENUE SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
23885

MLS ID:
A2104605

\$15



 **DANIEL SHIMONOV**
 (403) 265-8333

 YMK Real Estate & Management Inc.
 403-265-8333

 3517 17 Avenue SE, Calgary , Alberta T2A 0R5

Transaction Type For Lease	Days On Market 213	Lease Amount 15.00
Lease Frequency Annually	Lease Term Negotiable	Zoning MU-1 f3.0h46
Subdivision Southview	Building Type Commercial Mix,Low Rise (2-4 stories)	Year Built 1972
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 5682GI	Building Area (Sq. Ft.) 12000.14	Building Area (Sq. M.) 1114.84
Lot Size (Sq. Ft.) 7663	Lot Size (Acres) 0.18	Construction Type Concrete,Insulbrick/Asphalt,Metal Siding
Roof Flat Torch Membrane	Foundation Poured Concrete	Cooling Full
Heating Central,Exhaust Fan,Forced Air,Natural Gas	Inclusions WINDOW SHADES	Restrictions Call Lister
Reports Legal Description		

B"H 400-1000 SQ.FT Developed /Retail/Office on high exposure corridor, minutes from downtown, below market gross rent available immediately. Fully air conditioned, male and female washrooms, ample storage, separate entrance, good site with a lot of improvements and area parking. Can accommodate many uses.Landlord might consider demising space into bigger units for strong Tenant.

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