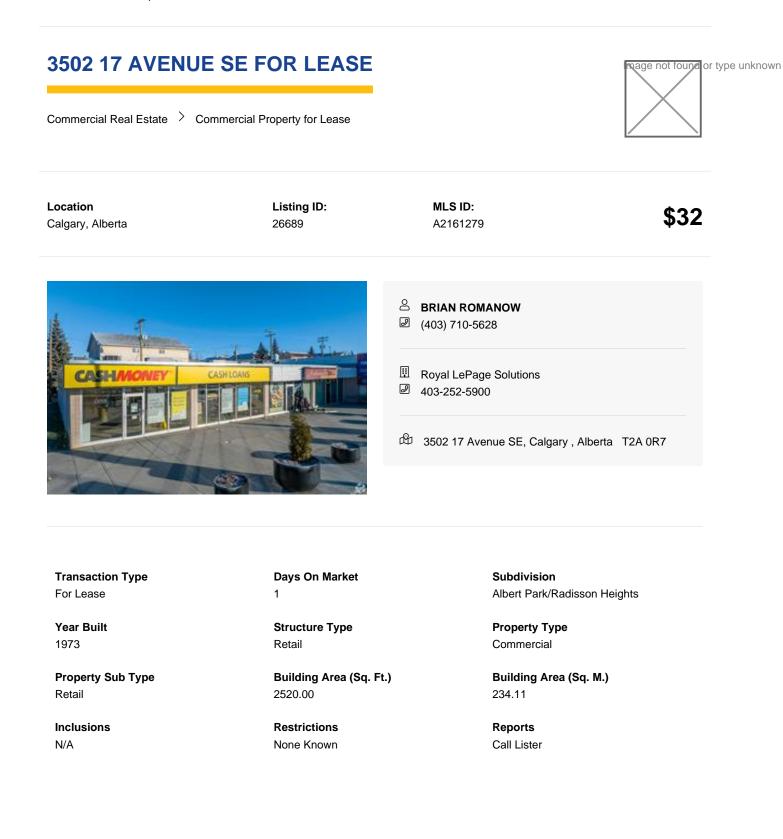


Generated: Dec 3, 2024, 17:11:41

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Discover an exceptional opportunity to lease a prime commercial retail space located on bustling 17th Ave SE, one of Calgary's most sought-after commercial corridors. International Avenue is known for its vibrant mix of shops, restaurants, and service providers, attracting a diverse clientele from all around the city. Spanning 2,520 square feet, this property benefits from high car and foot traffic, ensuring maximum visibility and accessibility for your business. The versatile space can accommodate various retail or service-based businesses. The current layout features front teller stations, three private offices, two bathrooms, a staff room with a kitchen, ample storage space and a secure room to store valuables. This is a rare chance to secure a high-profile location in a thriving commercial district. Whether you're looking to expand an existing business or start a new venture, this property offers the ideal setting for success.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.