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329, 333 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
30709


MLS ID:
A2224158

\$120,000



 **HUI JILLAIN**
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 Century 21 Bravo Realty
 403-250-2882

 329, 333 17 Avenue SW, Calgary , Alberta T2S 0A5

Transaction Type For Lease	Days On Market 13	Lease Amount 2200.00
Lease Frequency Monthly	Subdivision Beltline	Building Type Retail
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 650.00	Building Area (Sq. M.) 60.39
Inclusions EQUIPMENT LIST	Restrictions None Known	Reports None

\$1,700/month LOW RENT. Welcome to an exceptional opportunity to own a stylish and well-established boutique business in the heart of Calgary's vibrant Beltline district. Located on 17th Avenue SW, this boutique enjoys high foot traffic, excellent visibility, and a loyal customer base within one of the city's most dynamic retail corridors. This turnkey business is perfect for an owner-operator or entrepreneur looking to step into a fully built-out retail space with existing inventory, tasteful leasehold improvements, and a strong brand presence. The space is thoughtfully designed to cater to fashion-forward clientele, with an inviting layout and contemporary finishes that reflect the unique character of the area. Surrounded by a thriving mix of cafes, restaurants, and specialty shops, this location benefits from constant pedestrian flow and a diverse, style-conscious community. This is more than a retail store—it's a lifestyle destination with real potential for growth. Don't miss this chance to acquire a boutique business in one of Calgary's most coveted urban locations. Sublease \$500/month from basement, only \$1,700/month left. Owner will train the new business owner. Don't approach staff. BUSINESS FOR SALE ONLY, please DO NOT waste your time inquiring ONLY leasing the space.

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