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## 140, 5430 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta



**Listing ID:**  
31085


**MLS ID:**  
A2234137

**\$439,900**



 **SEAN ZIESMANN**  
 (825) 449-0926

 Greater Property Group  
 800-899-1217

 140, 5430 17 Avenue SE, Calgary , Alberta T2A 1J3

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

7

**Zoning**

C-COR2 f3.0h23

**Subdivision**

Penbrooke Meadows

**Building Type**

Commercial Mix, Condo Complex

**Year Built**

2009

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1010721

**Building Area (Sq. Ft.)**

980.00

**Building Area (Sq. M.)**

91.04

**Inclusions**

Clothes Washer &amp; Dryer

**Restrictions**

None Known

**Reports**

Condo/Strata Bylaws, Floor Plans

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring: \*Three private rooms \*One oversized office or executive suite \*Modern finishes throughout \*Freshly updated flooring, paint, and fixtures \*Efficient layout with reception area and waiting space\* The property comes with \*3 heated client parking stalls\*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. \*\*Available for Sale or Lease.\*\* Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.

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