



Generated:
Jul 4, 2025, 4:24:37

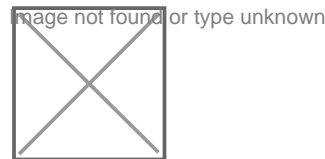
Regional Contact

Kim Uhersky 4036273156 communications@pinchercreek.ca [Visit Website](#)

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.

140, 5430 17 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Calgary, Alberta

Listing ID:

31089

MLS ID:

A2234242

\$35



SEAN ZIESMANN
 (825) 449-0926

Greater Property Group
 800-899-1217

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

Transaction Type For Lease	Title Fee Simple	Days On Market 9
Lease Amount 35.00	Lease Frequency Annually	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, Clothes 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.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.