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## 140, 5430 17 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31837


**MLS ID:**  
A2251256

**\$35**



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

 RE/MAX Complete Realty  
 403-930-8555

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Lease Amount</b> 35.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> C-COR2 f3.0h23	<b>Subdivision</b> Penbrooke Meadows	<b>Building Type</b> Commercial Mix,Condo Complex
<b>Year Built</b> 2009	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1010721	<b>Building Area (Sq. Ft.)</b> 980.00
<b>Building Area (Sq. M.)</b> 91.04	<b>Inclusions</b> CLOTHES WASHER & DRYER	<b>Restrictions</b> None Known
<b>Reports</b> Condo/Strata Bylaws		

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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