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140, 5430 17 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31838

MLS ID:
A2251257

\$399,900



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

 RE/MAX Complete Realty
 403-930-8555

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

49

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.)

979.95

Building Area (Sq. M.)

91.04

Inclusions

CLOTHES WASHER & DRYER

Restrictions

None Known

Reports

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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