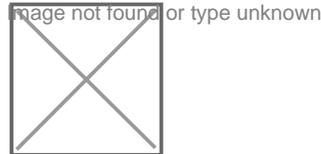


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

COMMERCIAL ,CONVENIENCE STORE,RETAIL FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:

32991

MLS ID:

A2272337

\$188,000



 **KULWINDER GILL**
 (825) 733-3796

 eXp Realty
 403-262-7653

 3319 17 Avenue SE, Calgary , Alberta T2A 0R2

Transaction Type For Lease	Days On Market 87	Lease Amount 3975.00
Lease Frequency Monthly	Lease Term Renewal Option	Subdivision Forest Lawn
Building Type Strip Mall	Year Built 1968	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 1200.00
Building Area (Sq. M.) 111.48	Access to Property Back Alley Access, Major Shopping Nearby, Public Transportation Nearby, Strip Shopping Mall	Inclusions Refer to Equipment List
Restrictions None Known	Reports Chattel/Equipment, Financial Statements, Leases	

Established convenience store with over 10 years of operation on 17th Ave SE Calgary, next to Lab Services. Prime location with excellent visibility and heavy foot traffic, connecting downtown Calgary, East Hills and Stoney Trail. The property offers 1,200 sq ft on the main floor plus 1,200 sq ft in the walkout basement with washroom, providing ample space for storage or expansion. Low rent with a strong lease and renewal option. Great potential to increase revenue by expanding product offerings and store hours. Don't miss this high traffic opportunity. Book your showing today!

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