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## 255 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
33446

**MLS ID:**  
A2277233

**\$20**



 **SHANE OLIN**  
 (403) 708-9086

 Alliance West Asset and Property Management Ltd.  
 403-455-5554

 255 17 Avenue SW, Calgary , Alberta T2S0A4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 120	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Mission	<b>Building Type</b> Office Building
<b>Year Built</b> 1980	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 2493.00	<b>Building Area (Sq. M.)</b> 231.61
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents

Last remaining opportunity at Notre Dame, located in one of Calgary's most hip and evolving districts. This 2,493 SF office unit is situated on the 4th floor and can be built out as a customized show suite. Prominently positioned along busy 17th Avenue, this amenity-rich location is surrounded by popular restaurants, fitness centres, and retail shops. The area continues to see strong growth, with multiple high-rise residential towers currently under development, further enhancing long-term value and daytime population. Underground parking is available at an additional cost, and operating costs are \$16.87/SF. An exceptional opportunity to secure space in a highly sought-after urban node.

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