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## 1314 B 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35026


**MLS ID:**  
A2300302

**\$30**



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 1314 B 17 Avenue SW, Calgary , Alberta T2T 0E3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 30.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1958	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1400.00	<b>Building Area (Sq. M.)</b> 130.06
<b>Construction Type</b> Concrete	<b>Foundation</b> Poured Concrete	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Highlights - - - 1,400 sq. ft. of Lower Level space - High exposure high traffic retail location - Great draw from surrounding area - Highly visible signage available - High traffic counts and vibrant walk up corridor - Below market gross rental rate High exposure Lower Level opportunity on the Sunshine side of 17 Avenue SW Offering below market gross rental rate, high traffic walkup corridor. Could accommodate many uses, former retail store. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon, Billiards Lounge

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