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200, 1029 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35175


MLS ID:
A2309313

\$25



 **RAFIQ SHAIKH**
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 200, 1029 17 Avenue SW, Calgary , Alberta T2T 0A9

Transaction Type For Lease	Days On Market 8	Lease Amount 25.00
Lease Frequency Annually	Zoning C-COR1 f3.0h23	Subdivision Lower Mount Royal
Year Built 1973	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 179R	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 16372	Lot Size (Acres) 0.38
Inclusions NA	Restrictions Landlord Approval	Reports None

Prime 2,400 SF second-floor medical/professional space next to CliniX Medical Centre on vibrant 17 Ave SW, ideal for physiotherapy, dental, counselling, chiropractic, wellness, office, or specialist users; tenants include H&R Block and Taste of Yemen on the main floor, with CliniX Medical Centre, Avona Medical Aesthetics, and a new pharmacy opening soon on the second floor. Operating costs estimated at approximately \$23.72 PSF. Additional 4,000 SF basement space also available for a variety of commercial uses (see Listing A2309326). Rare opportunity to join an established and growing tenant mix in Calgary's Beltline.

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