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634 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35518


MLS ID:
A2313282

\$65



 **ROB CAMPBELL**
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 634 17 Avenue SW, Calgary , Alberta T2S 0B4

Transaction Type For Lease	Days On Market 3	Lease Amount 65.00
Lease Frequency Annually	Subdivision Beltline	Building Type Retail
Year Built 1986	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1100.00	Building Area (Sq. M.) 102.19
Inclusions To be mutually agreed to at the time of sale, and attached to the Offer to Lease as a Schedule "B"	Restrictions Landlord Approval, Lease Restriction, Restrictive Use Clause	Reports Floor Plans

Exceptional retail opportunity located on one of Calgary's most active and recognizable commercial corridors. Positioned along 17th Avenue SW in the Beltline/Mission area, this property benefits from strong pedestrian traffic, excellent street exposure and immediate access to one of the city's busiest dining, nightlife, retail and lifestyle districts. This is a rare opportunity for an operator to secure a presence on 17th Avenue SW, a destination corridor known for restaurants, bars, boutique retail, personal services and high density inner city residential traffic. The surrounding area draws steady daytime, evening and weekend activity, making it well suited for food service, quick service restaurant use, hospitality, specialty retail or a conversion to a new concept, subject to landlord approval and municipal requirements. The property sits in a highly visible inner city location near the heart of Calgary's entertainment and restaurant scene, directly across the street from Western Canada High School. With its prominent 17th Avenue frontage, strong surrounding demographics and proximity to downtown Calgary, this location offers an excellent platform for a business seeking high exposure in a proven urban commercial district. Opportunities of this nature along 17th Avenue SW are limited, particularly for operators looking for a recognizable address with strong visibility and built in neighbourhood traffic.

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