

For Lease



GREAT 17 AVENUE LOCATION

315 - 17 AVENUE SW
CALGARY, ALBERTA



HIGHLIGHTS

- Prime retail opportunity located on Calgary's sought-after 17th Avenue Red Mile
- Surrounded by over 400 amenities and local hotspots
- 21,000 vehicles per day drive along 17th Avenue SW
- Located between two heavy traffic generators: 4th Street and Mill Street Pub
- Fully leased main level with current tenants Crush Camp, Zaafran Lounge & Grill

PROPERTY DESCRIPTION

Rental Rate:	Market
Available Area:	822 sq. ft.
Op. Costs:	\$35.66 psf est.
Parking:	14 stalls in rear parking lot

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

PHOTOS

315 - 17 Avenue SW, Calgary, Alberta



HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

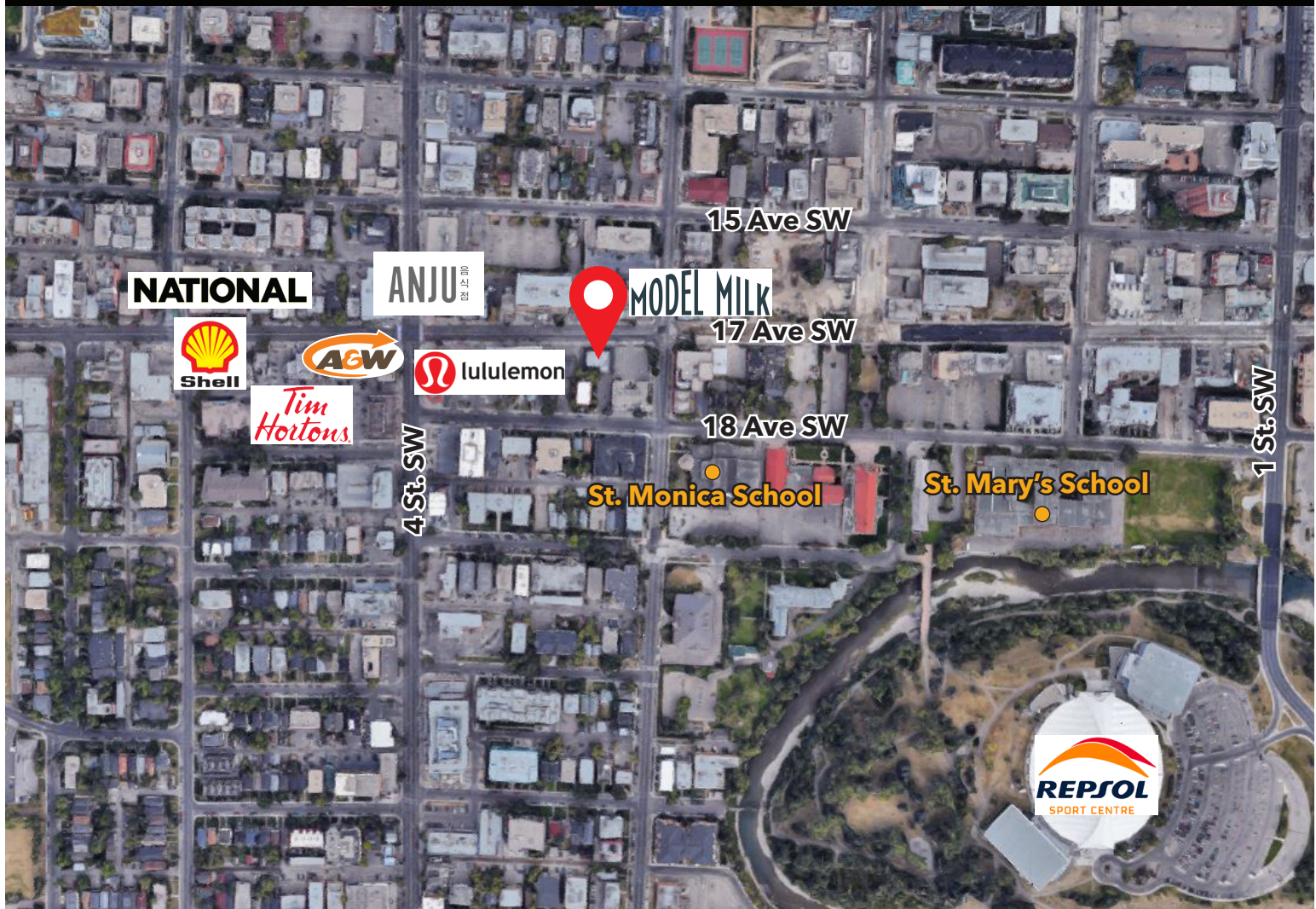
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com



LOCATION

315 - 17 Avenue SW, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Jeff Penna

Senior Associate

Investment Sales & Leasing

403.970.8775

jpenna@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

