

For Lease



RETAIL UNITS ON BUSY 17TH AVE.

3012 - 3200 17 AVENUE SE
CALGARY, ALBERTA



HIGHLIGHTS

- Multiple retail units located in the busy business district of 17th Ave, also known as **International Avenue**.
- Minutes from the Downtown Core and Deerfoot Trail.
- Tenant mix includes TD Canada Trust, Circle K, Co-op Liquor and Shoppers Drug Mart.
- Over 42,000 vehicles per day pass this, the largest multi-tenant shopping center in the area.

ADDITIONAL DETAILS


District
Forest Lawn


Zoning
IC-C2


Traffic Count
42,000 vpd
(17 Ave)

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$14.93 psf
Sizes Available:	770 to 10,186 sq. ft. (see site plan)
Term:	5 - 10 years
Parking:	400 stalls
Possession:	Immediate

PLEASE CONTACT:

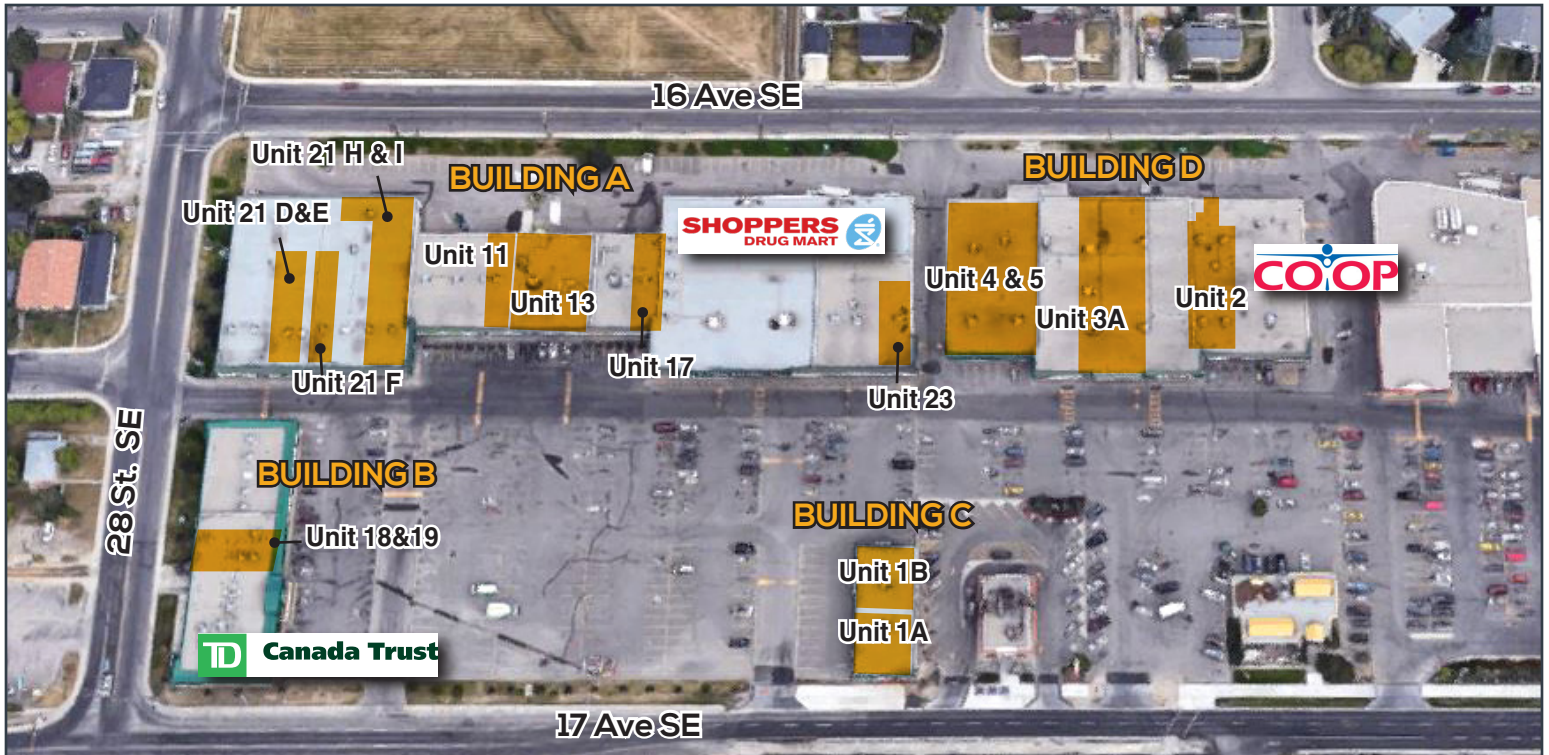
Blair Mastin
Associate
403.861.0048
bmastin@avenuecommercial.com

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

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Real Estate Solutions

AVAILABLE SPACE

3012 - 3200 17 Avenue SE, Calgary, Alberta



BUILDING A

Unit 21 D&E	2,283 Sq Ft
Unit 21 F	1,663 Sq Ft
Unit 21 H&I	5,810 Sq Ft
Unit 17	770 Sq Ft
Unit 13	3,014 Sq Ft
Unit 11	1,680 Sq Ft
Unit 23	1,698 Sq Ft

BUILDING B

Unit 18&19	1,662 Sq Ft *Can be demised +/-800 Sq Ft
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BUILDING C

Unit 1A	2,000 Sq Ft
Unit 1B	2,000 Sq Ft

BUILDING D

Unit 4 & 5	10,186 Sq Ft
Unit 3A	8,000 Sq Ft
Unit 2	4,293 Sq Ft



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LOCATION

3012 - 3200 17 Avenue SE, Calgary, Alberta



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Associate
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