

For Lease



INTERNATIONAL AVENUE

5701 17 AVENUE SE
CALGARY, ALBERTA

HIGHLIGHTS

- Located on International Avenue near BRT and major arteries.
- Ample Parking
- C-COR3, Commercial Corridor Zoning includes permitted uses such as Artist's Studio, Fitness Centre, Instructional Facility and Office as well as discretionary use for a Computer Games Facility, Conference and Event Facility or Gaming Establishment and many more!

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$8.25 psf (2024) some utilities incl. depending on unit
Available Units:	Unit 225: 668 sf Unit 230: 955.1 sf Unit 235: 807 sf
Fascia Sign:	\$50.00/month/side
Term:	Negotiable
Possession:	Immediate



Zoning
C-COR3

Commercial Corridor



Traffic Count
25,000 vpd

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

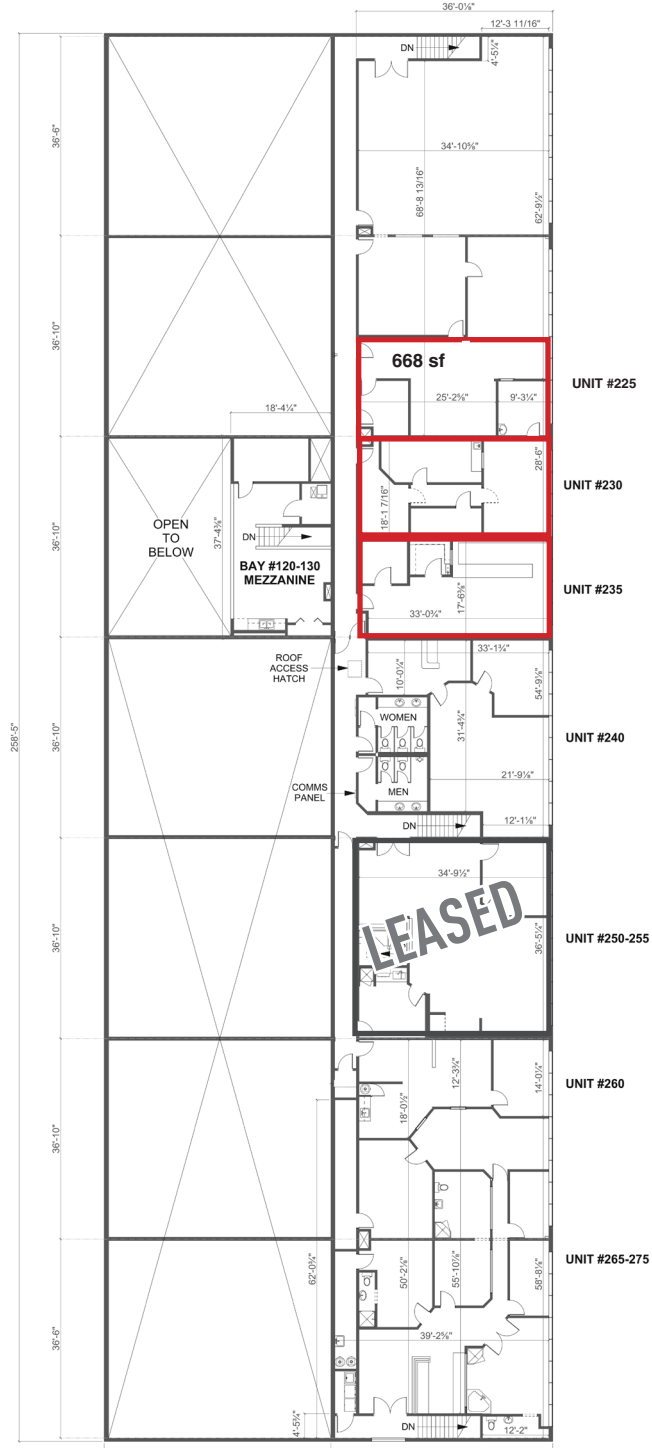
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PHOTOS

5701 17 Avenue SE, Calgary, Alberta



Second



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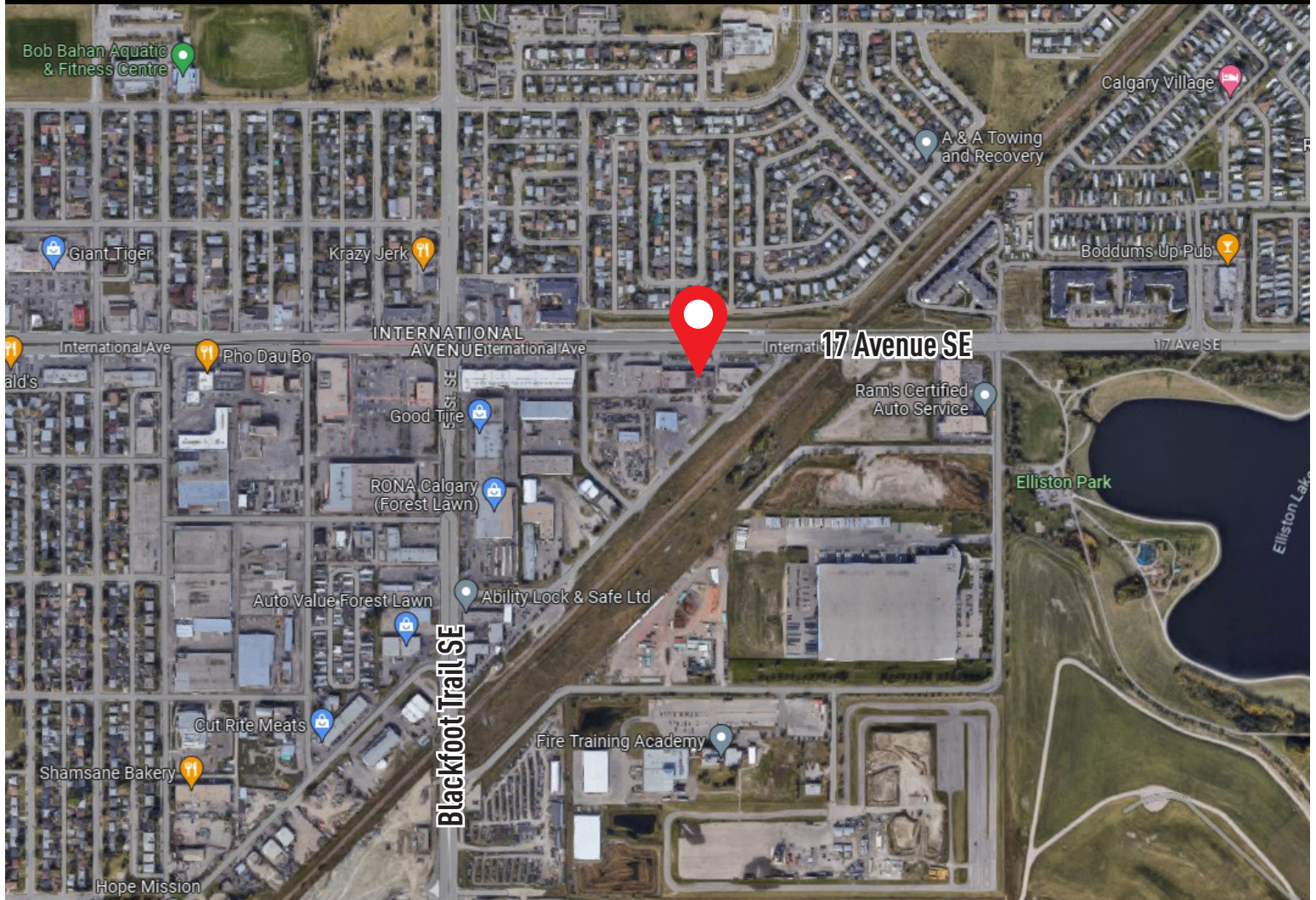
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com



LOCATION

5701 17 Avenue SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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