



Blackstone
Commercial Real Estate Services Inc.

For Lease

5315 17 Avenue SE | Calgary, Alberta

High Exposure on International Ave. Retail Hub

Forest Hills Plaza



5315 17 Avenue SE, Calgary AB

Well Located with Great Exposure

Property Details

| | |
|--------------|---|
| Unit Size | UNIT 6: 1,660 SF UNIT 18: 583 SF |
| Rental Rate | Market |
| Op Costs | \$12.35 PSF |
| Availability | Immediate |
| District | Forest Lawn |
| Year Built | 1980 |
| Parking | Ample Surface Parking |

- Well-established retail plaza with long-term tenants and easy access
- Ideal for take-out restaurants, retail shops, or office use
- Prime location in the heart of the dynamic "International Avenue" shopping district
- Excellent exposure on 17th Avenue SE, with a BRT station directly in front
- Prominent pylon signage available for maximum visibility
- High-traffic corridor with over 45,000 vehicles per day, linking major East-West and North-South routes



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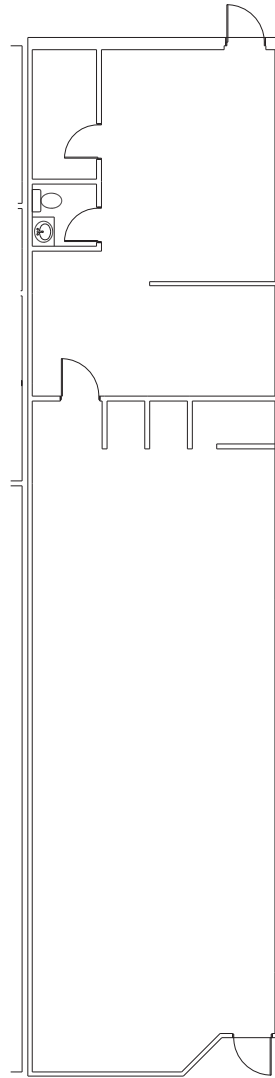
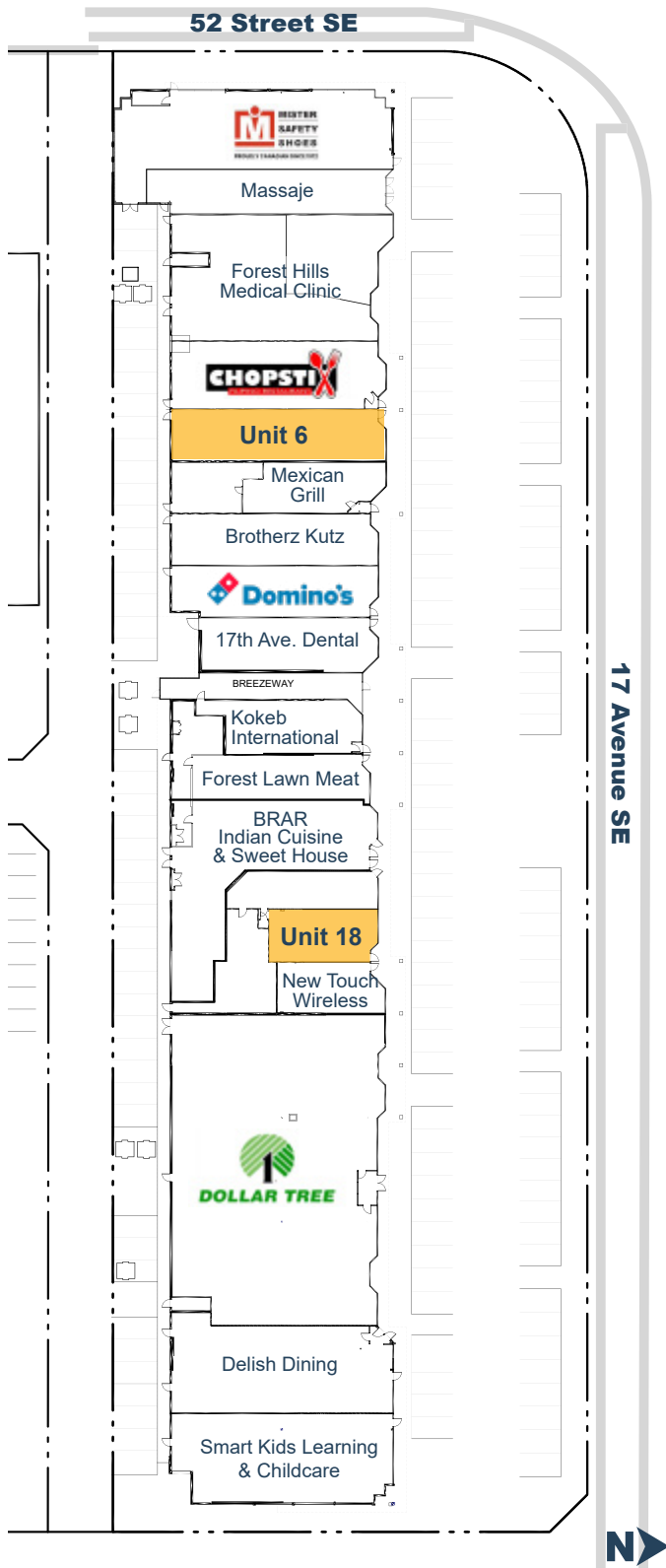
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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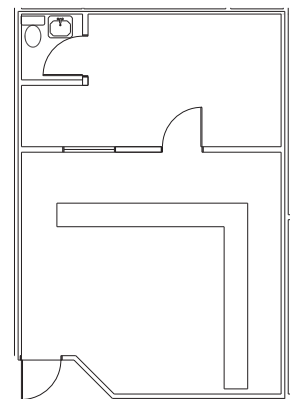
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Unit 6 | 1,660 SF



Unit 18 | 583 SF



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Forest Hill Plaza



NEIGHBORHOOD
Forest Lawn



POPULATION
75,858



MEDIAN AGE
40



HOUSEHOLD INCOME
\$78,983



TRAFFIC COUNT
27,000 VPD | 17 Ave. @ 54 St. West
26,000 VPD | 17 Ave. @ 47 St. West



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For more information, please contact one of our associates.

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