



**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	<b>UNIT 6:</b> 1,660 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



**Shane Olin** Managing Broker

P 403.313.5305

E solin@blackstonecommercial.com

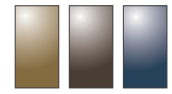
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

**BlackstoneCommercial.com**

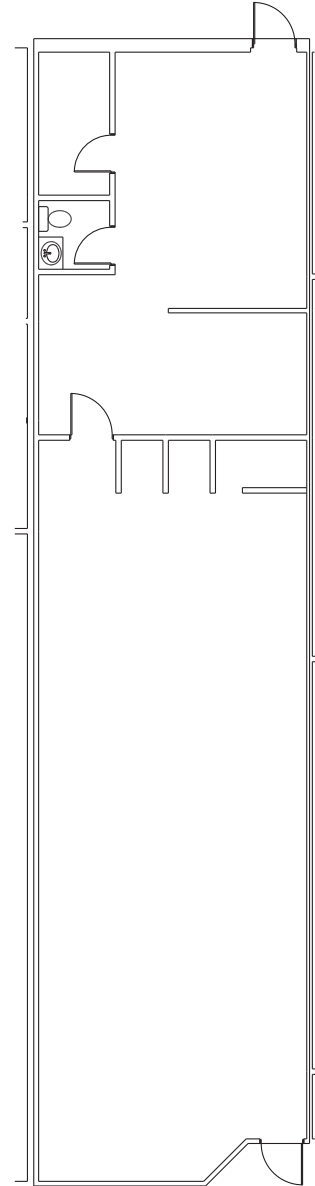
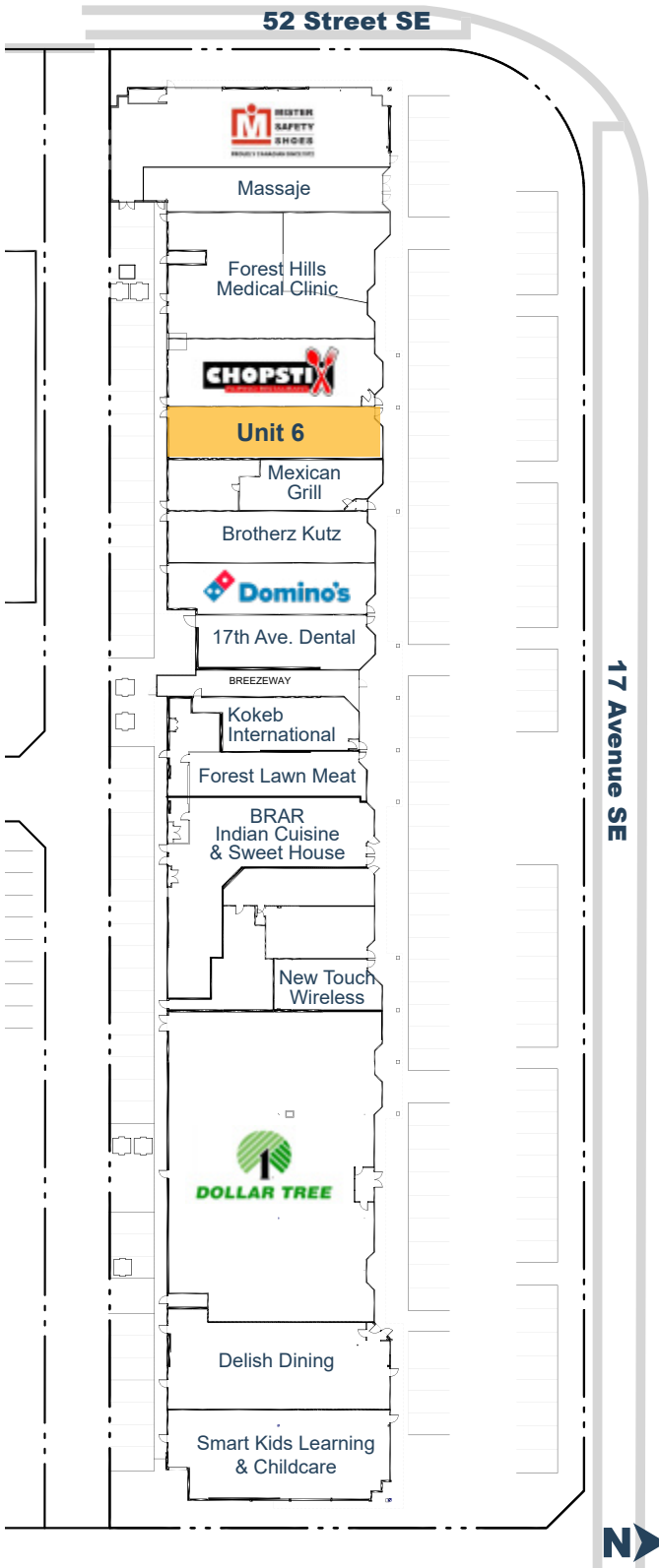
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Forest Hill Plaza



**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



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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