

Blackstone
Commercial Real Estate Services Inc.

For Lease

601 17 Avenue SW, Calgary Alberta

Prime Retail/Office Opportunity

Shopping & Entertainment District



Mahmud Rahman VP /Associate

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Randy Wiens Senior Associate

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Size Available

Second Floor:

Unit 200 - 1,450 SF

Unit 202 - 1,566 SF

Unit 205 - 1,042 SF

Unit 210 - 868 SF

Unit 216 - 2,777 SF* demising option available

Availability

Immediately

Net Rate

Contact Associate

Zoning

C-COR1

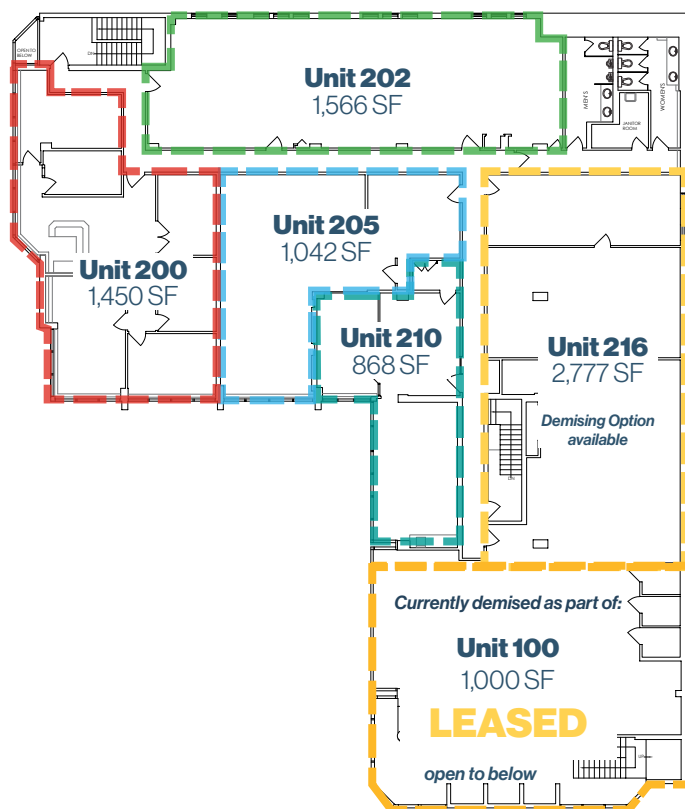
Parking

13 surface stalls + 22 secure underground - Available

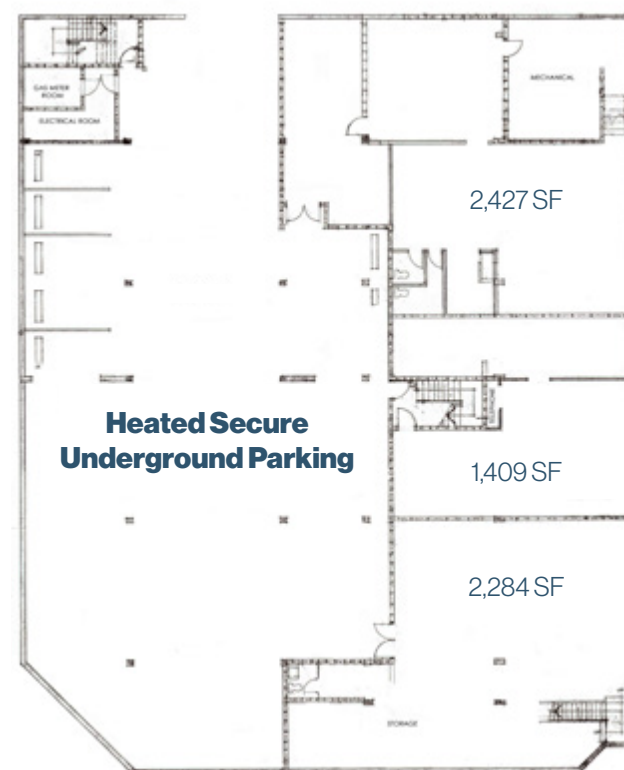
Highlights

- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.

Second Floor



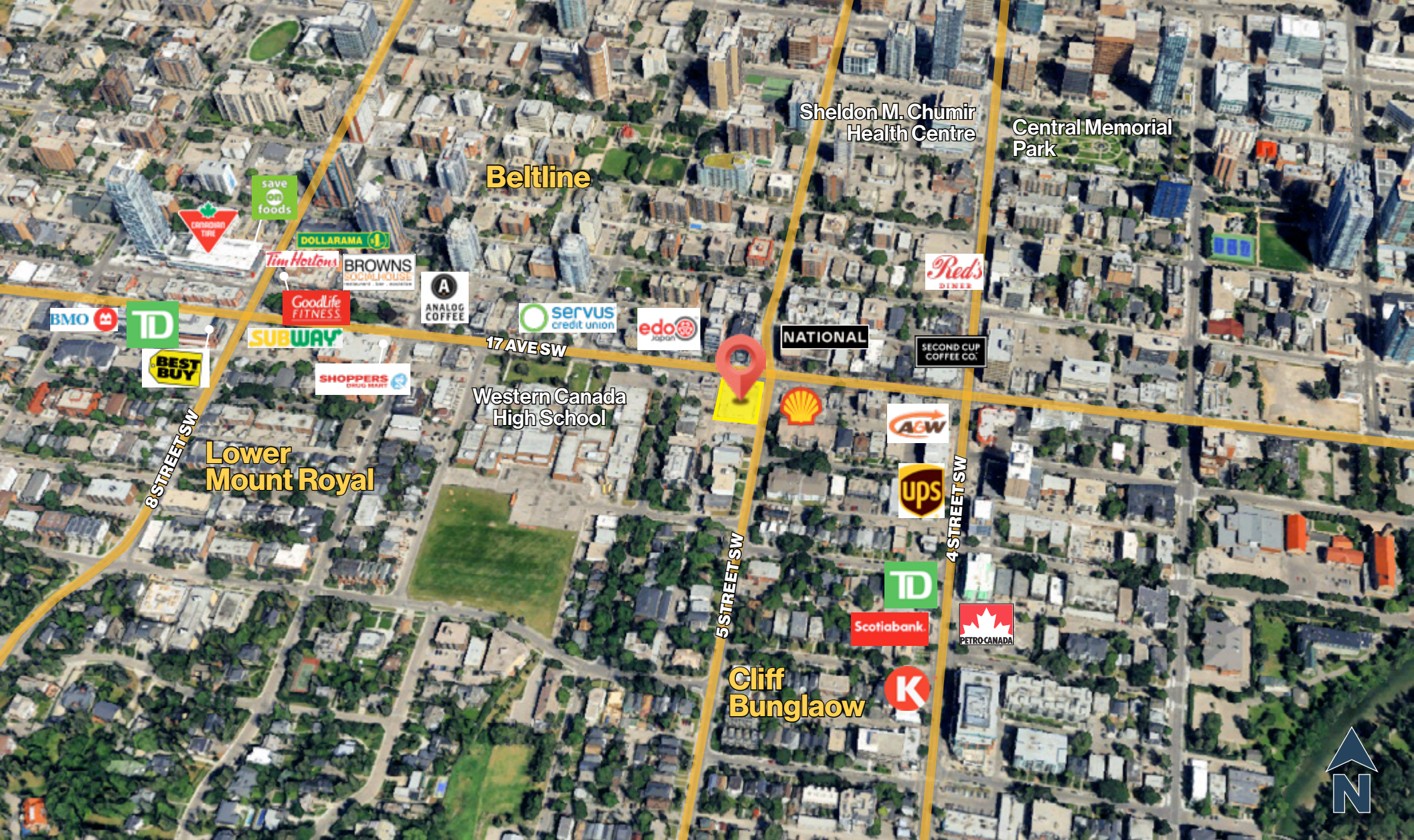
Basement





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NEIGHBORHOOD
Cliff Bungalow



POPULATION
3KM
117,654



MEDIAN AGE
38



HOUSEHOLD INCOME
\$143,000



TRAFFIC COUNT

9,000 VPD | 5 Street & 17 Avenue SW
17,000 VPD | 17 Avenue SW

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Thank you for your Interest



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For more information, please contact one of our Associates.