



Blackstone

For Lease

4814 17 Avenue SE | Calgary AB

Automotive Service Repair Opportunity



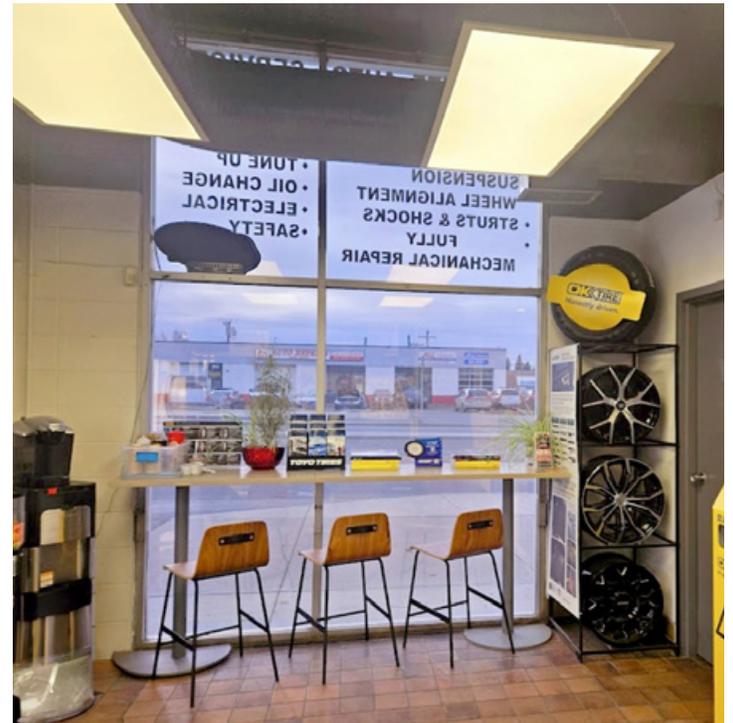
4814 17 Avenue SE, Calgary AB

Automotive Service Repair Opportunity

PROPERTY DETAILS

Building Type	3 Star Auto Repair
Availability	60 Days After Lease Signing
Size	3,375 PSF
Rent	Market
Op Costs	\$15.87 PSF
Construction	Masonry - Height 16'
Parking	15 Surface Spaces

- Prime Automotive Repair Opportunity in a high-traffic location
- Excellent visibility and access directly from 17 Avenue SE
- Situated along major east/west and north/south routes with ~45,000 vehicles per day
- Benefits from recent 17 Ave SE improvements: BRT line, wider sidewalks, biking paths, and upgraded urban aesthetics
- Located in a thriving retail hub surrounded by national brands and high customer draw
- Strategic location in a densely populated, growing commercial corridor
- Ideal for owner-operators or expansion of an existing automotive brand



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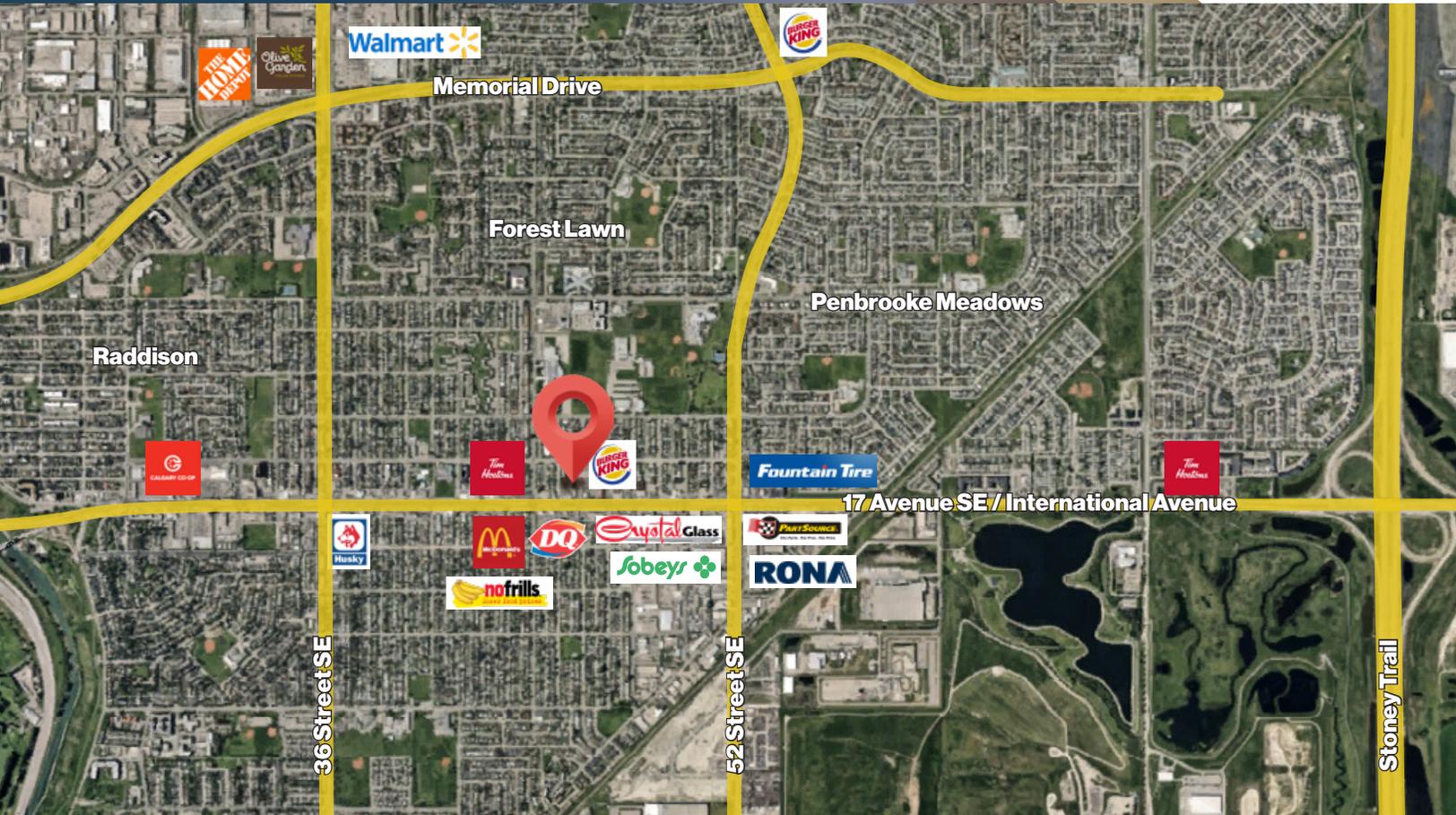
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NEIGHBORHOOD
Forest Lawn



POPULATION
76,316



MEDIAN AGE
40



HOUSEHOLD INCOME
\$66,231



TRAFFIC COUNT
34,000 VPD | 17 Avenue & 41 Street SE



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For more information, please contact one of our associates.

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