

**Blackstone**

# For Lease

4814 17 Avenue SE | Calgary AB

**Automotive Service Repair Opportunity**



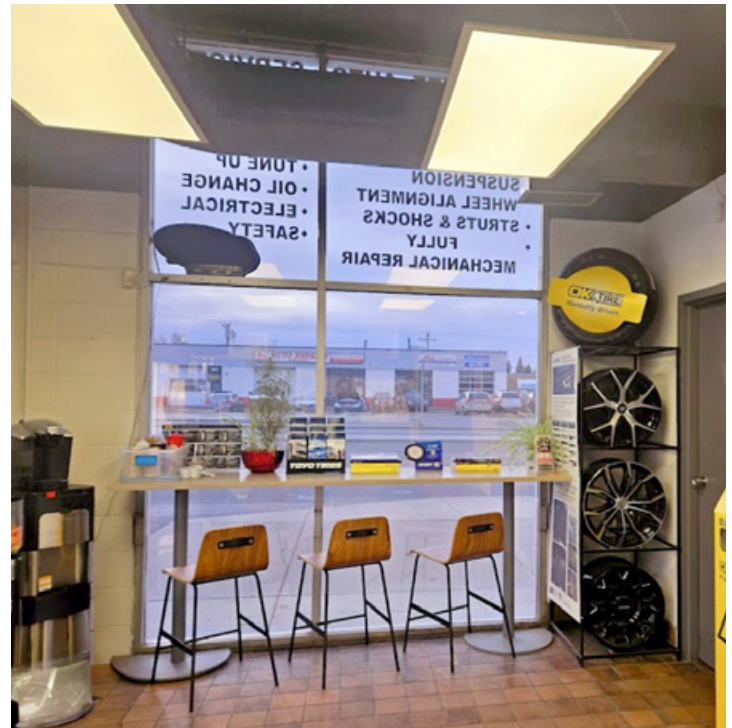
## 4814 17 Avenue SE, Calgary AB

Automotive Service Repair Opportunity

### PROPERTY DETAILS

<b>Building Type</b>	3 Star Auto Repair
<b>Availability</b>	Immediately
<b>Size</b>	3,375 SF
<b>Rent</b>	Market
<b>Op Costs</b>	\$15.87 PSF
<b>Construction</b>	Masonry - Height 16'
<b>Parking</b>	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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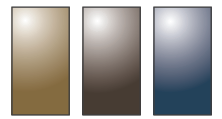
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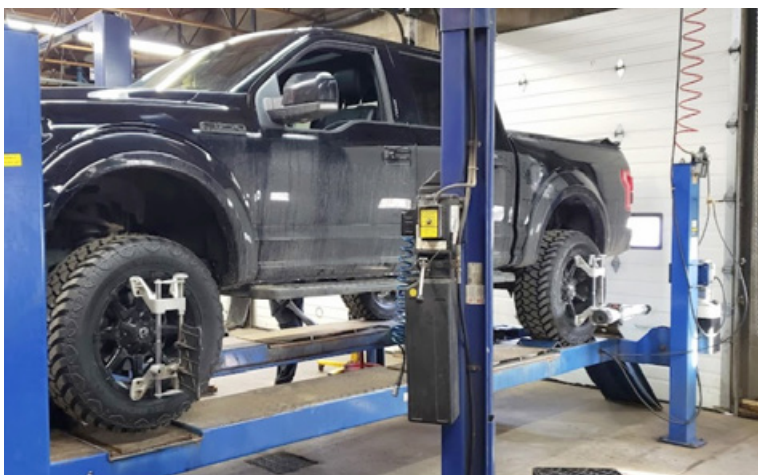
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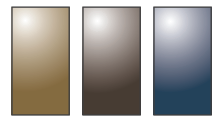
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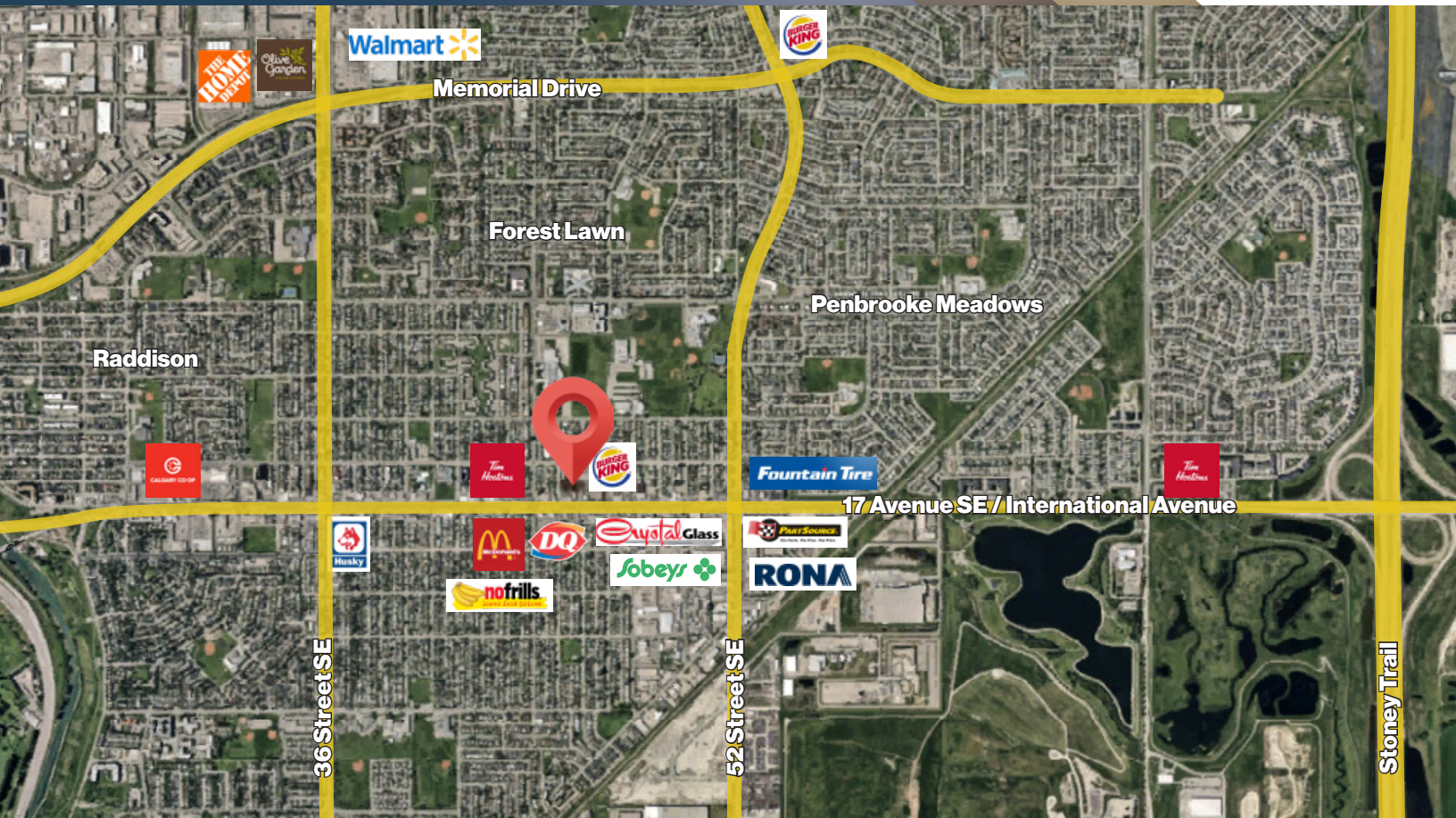
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**NEIGHBORHOOD**  
Forest Lawn



**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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