

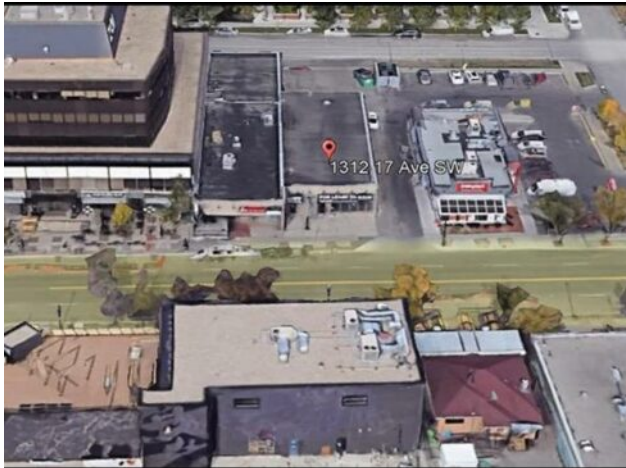


GRASSROOTS
REALTY GROUP

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1314 17 Avenue SW
Calgary, Alberta

MLS # A2235211



\$30 per sq.ft.

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,400 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Highlights - - -
1,400 sq. ft. of Lower Level space - High exposure high traffic retail location - Great draw from surrounding area - Highly visible signage available - High traffic counts and vibrant walk up corridor - Below market gross rental rate
High exposure Lower Level opportunity on the Sunshine side of 17 Avenue SW
Offering below market gross rental rate, high traffic walkup corridor. Could accommodate many
uses former retail store. Existing Tenant's include, Thai Restaurant, Hair Salon, Esthetics Salon, pool lounge