



634 17 Avenue SW
Calgary, Alberta

MLS # A2313282

\$65 per sq.ft.



Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,100 sq.ft.
Zoning:	-

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

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Lease as a Schedule A

Exceptional retail opportunity located on one of Calgary's most active and recognizable commercial corridors. Positioned along 17th Avenue SW in the Beltline/Mission area, this property benefits from strong pedestrian traffic, excellent street exposure and immediate access to one of the city's busiest dining, nightlife, retail and lifestyle districts. This is a rare opportunity for an operator to secure a presence on 17th Avenue SW, a destination corridor known for restaurants, bars, boutique retail, personal services and high density inner city residential traffic. The surrounding area draws steady daytime, evening and weekend activity, making it well suited for food service, quick service restaurant use, hospitality, specialty retail or a conversion to a new concept, subject to landlord approval and municipal requirements. The property sits in a highly visible inner city location near the heart of Calgary's entertainment and restaurant scene, directly across the street from Western Canada High School. With its prominent 17th Avenue frontage, strong surrounding demographics and proximity to downtown Calgary, this location offers an excellent platform for a business seeking high exposure in a proven urban commercial district. Opportunities of this nature along 17th Avenue SW are limited, particularly for operators looking for a recognizable address with strong visibility and built in neighbourhood traffic. **There is no restaurant infrastructure in this space**