



GRASSROOTS
REALTY GROUP

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211, 2505 17 Avenue SW
Calgary, Alberta

MLS # A2345743



\$405,000

Division: Richmond

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 811 sq.ft.

Zoning: C-COR1 f4.74h32

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Exceptional opportunity in the Casel building on 17 Avenue SW. This 881 sq. ft. commercial condo is ideally positioned at the high visibility corner of 17 Avenue SW and 24 Street SW, offering excellent exposure and easy access to Downtown, Crowchild Trail, Bow Trail and public transit. Currently improved for medical/dental use, the space offers a functional layout with existing infrastructure that can significantly reduce the time and cost of a new build-out. Ideal for medical, dental, health and wellness users, with flexibility to adapt for general professional office use. Large windows provide plenty of natural light, and the unit includes one titled, secured underground parking stall plus visitor parking. A great opportunity to own a well located, move in ready professional space along one of Calgary's most established commercial corridors.