

FOR LEASE

HIGH EXPOSURE MAIN FLOOR RETAIL 1312—17th Avenue SW



Highlights...

- ✓ 3,472 sq ft of main floor retail
- ✓ 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

CENTURY 21 Bamber Realty Ltd.

PAUL LOUITT

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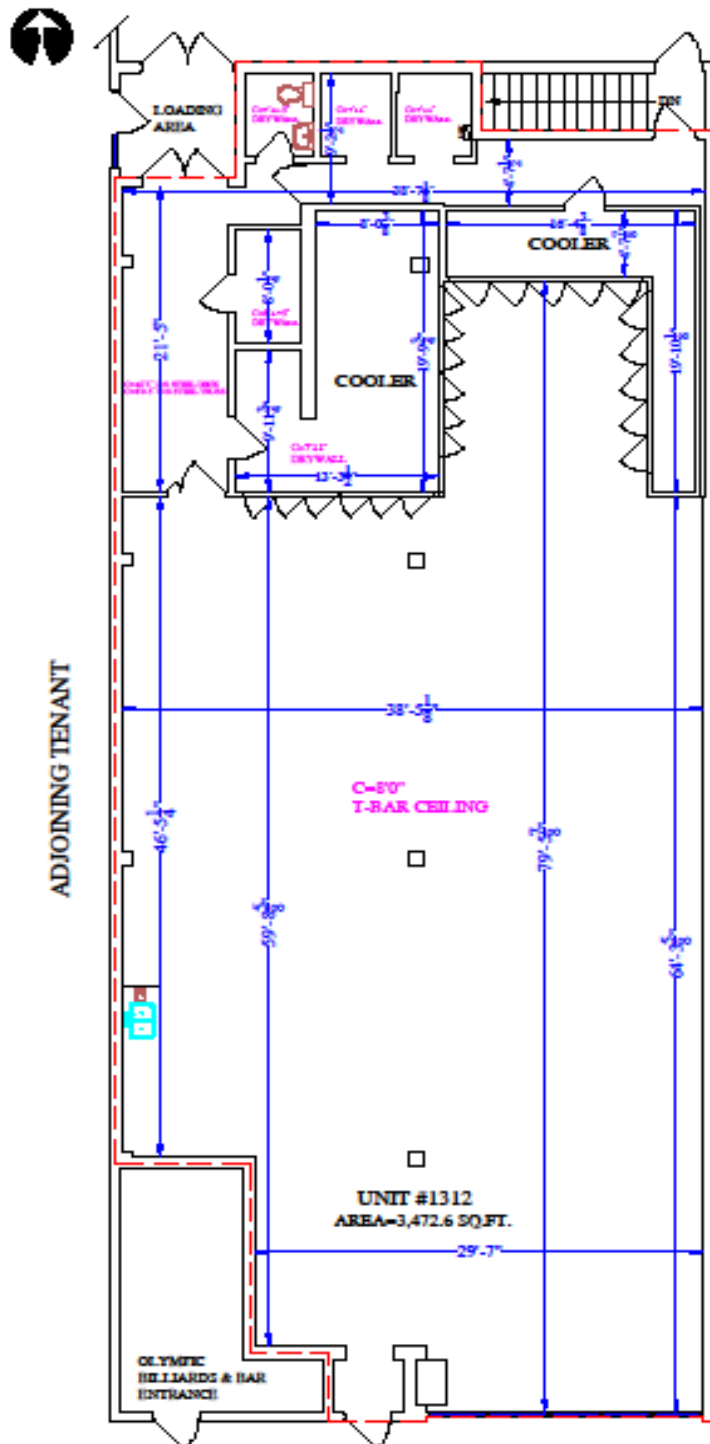
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ADDRESS:	1312 - 17th Avenue SW, Calgary, Alberta
AVAILABLE SPACE:	3,472 sq. ft. +/-
OCCUPANCY:	Vacant
GROSS RENT:	Starting at \$10,000 per month Gross
UTILITIES:	Extra, payable by Tenant
SIGNAGE:	Highly visible fascia signage
PARKING:	1 reserved stall in rear, 5 along east side, street parking
LOADING:	Rear double man door loading pocket
CEILING HEIGHT:	8' to underside of t-bar could be opened up to aprox. 9'6' to underside of joists
ZONING:	CC COR / Centre City Commercial Corridor District
TERM:	5 years
COMMENTS:	High exposure retail opportunity on the Sunshine side of 17 Avenue SW Offering below market gross rental rate, high traffic walkup corridor And excellent onsite / street parking Long history as a food store/deli Prime for a new concept. use could be continued or available for any retail use.



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement.

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PREPARED FOR:

**MOUMOUS
HOLDINGS LTD.**

DRAWING: MAIN FLOOR PLAN

ADDRESS: 1312 - 17 AVENUE SW

SCALE: N.T.S.

MEASURED: MAR 31, 2020 per EXTERIOR WALL METHODOLOGY

DRAWN BY: RW

DATE: April 1, 2020

REVISION: 0

**Measure
Masters.**
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