

For Lease

4015 - 17 Avenue SE

Calgary, AB



Get more info.

Kelvin Hair

Associate

D +1 587 355 8516

kelvin.hair@avisonyoung.com

Steven Goertz

Principal

D +1 403 232 4322

steven.goertz@avisonyoung.com

**AVISON
YOUNG**

Highlights



Pharmacy-anchored professional building located on International Avenue SE



Recently upgraded building systems and suites with immediate availability



Surrounded by ample amenities offering immediate accessibility to food/beverage, shopping and personal services



Multiple leasing opportunities are available with various suite sizes and layouts



Nearby Amenities

1. Shoppers Drug Mart
2. A&W Canada
3. Phil's Restaurant
4. Calgary Co-op
5. Big Al's Bar & Grill
6. Dollarama
7. Subway
8. Border Crossing Pub
9. Shawarma Palace
10. Popeye's Louisiana Kitchen
11. KFC
12. Dairy Queen
13. McDonalds
14. Tim Horton's
15. Pizza Hut
16. Burger King

Lower Level

Suite 1 – **LEASED**

Suite 2 – 1,647 sf

Suite 3 – **LEASED**

Suite 4 – 1,202

Suite 4
1,202 sf

Suite 1
LEASED



Suite 3
C/L

Suite 2
1,647sf



Main Floor

Suite 102 – LEASED

Suite 101 – 1,881sf

Suite 101

1,881sf



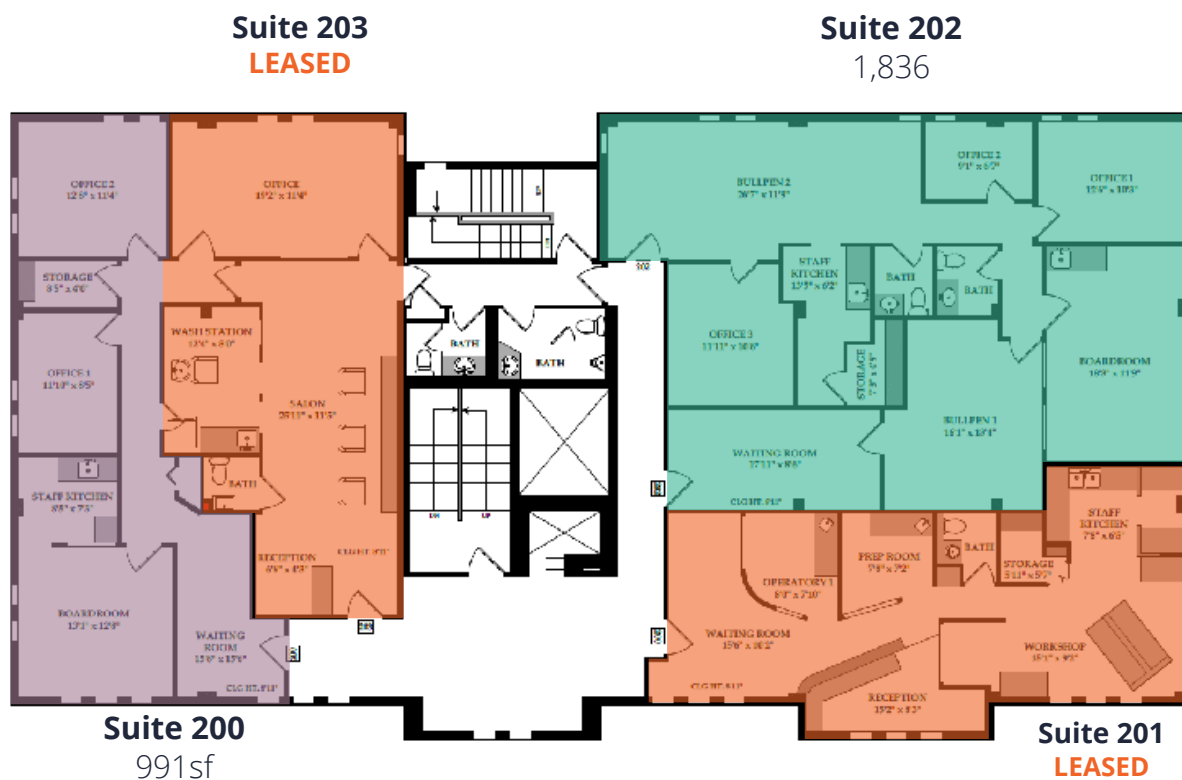
Second Floor

Suite 200 – 991 sf

Suite 201 – **LEASED**

Suite 202 – 1,836 sf

Suite 203 – **LEASED**



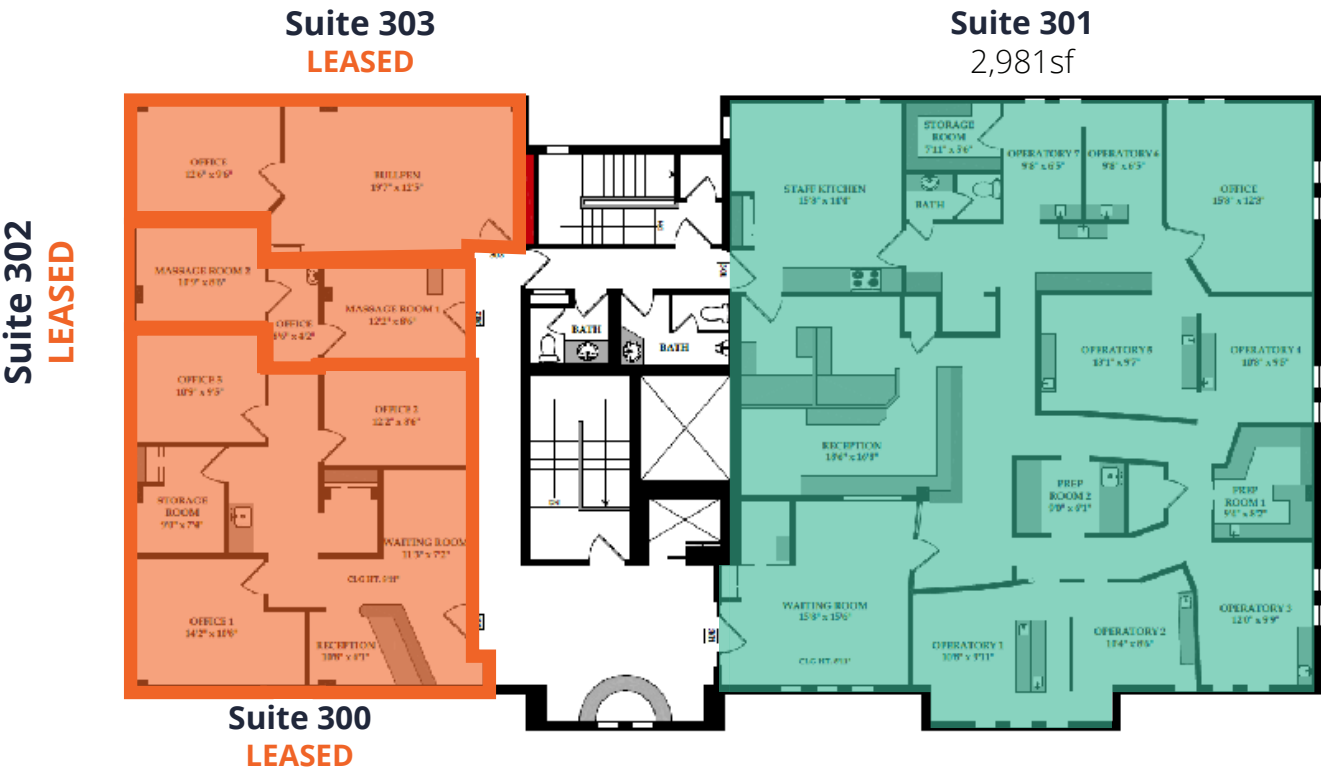
Third Floor

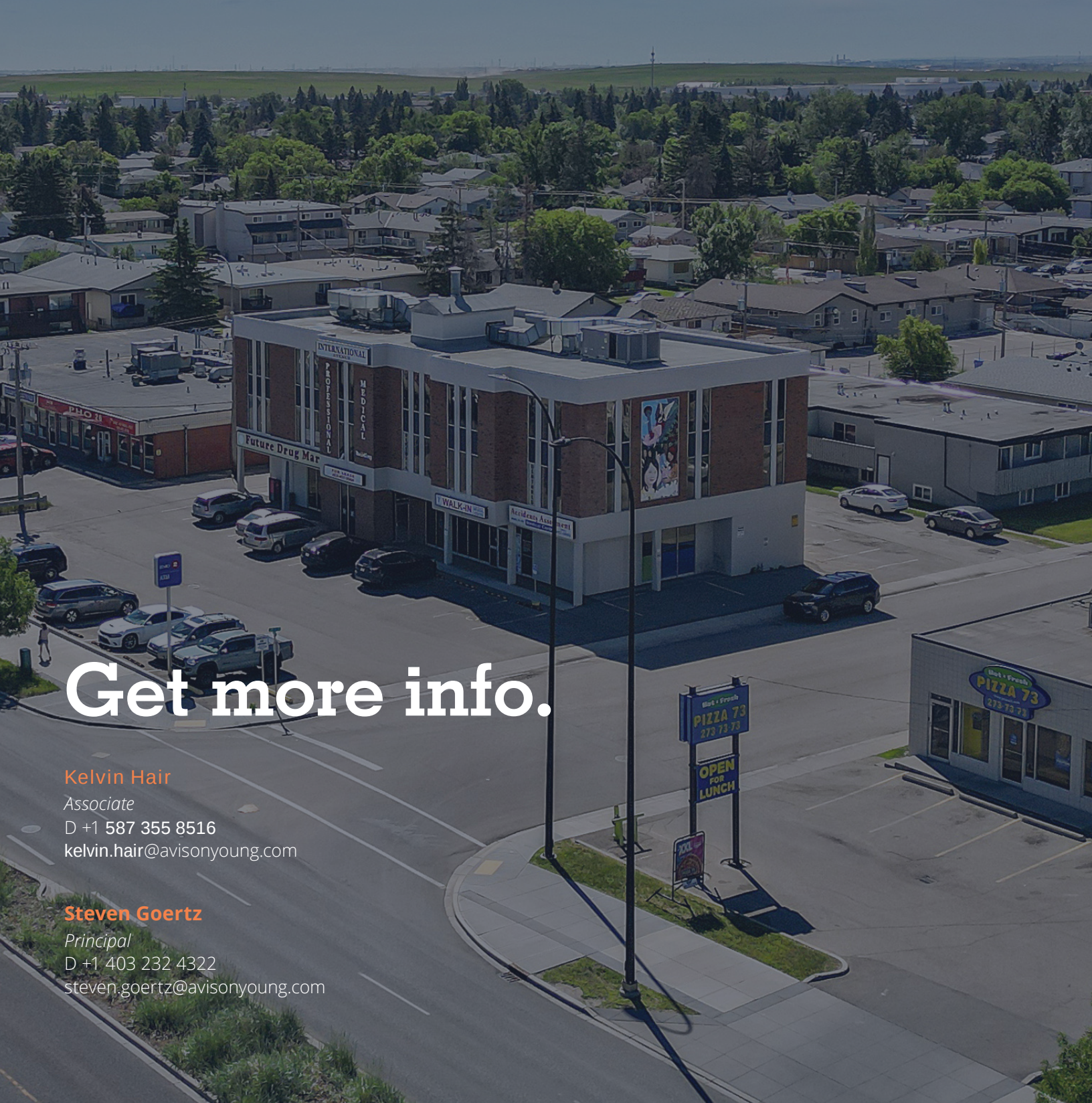
Suite 300 – **LEASED**

Suite 301 – 2,981 sf

Suite 302 – **LEASED**

Suite 303 – **LEASED**





Get more info.

Kelvin Hair

Associate

D +1 587 355 8516

kelvin.hair@avisonyoung.com

Steven Goertz

Principal

D +1 403 232 4322

steven.goertz@avisonyoung.com

Visit us online

avisonyoung.com

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

**AVISON
YOUNG**