

For Lease

323 17 Avenue SW

Calgary, AB

Prime retail space available along 17th Avenue!



**AVISON
YOUNG**

**Available Unit**

Property Details

Address: 323 17 Avenue SW, Calgary, AB

Occupancy: Immediate

Available: 612 sf
960 sf

Parking: Street Parking

Rent: Market

Zoning: C-COR1

**Additional
Rent:** \$10.88 psf (est. 2024)

Highlights

Located prominently on the sought-after 17th Avenue SW, the zoning allows for a diverse array of uses

Nestled between two of Calgary's prominent street-front districts, namely 17th Avenue SW/The Beltline and Mission along 4th Street SW, this property commands excellent exposure to both vehicular and pedestrian traffic.

Co-tenants include Element Café, Chicago Deep Dish Pizza, and Social Cut and Shave.



Trade Area Demographics

Within 5km



449,051

Daytime Population



223,326

Population



\$153,019

Average Household Income

Get more info.

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