



Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

PROPERTY DETAILS

Available 100: 1,033 SF
1,033 SF - 2,221 SF 102: 1,188 SF *contiguous*

Rental Rate Market

Op Costs \$9.03 PSF

Property Taxes \$5.67 PSF

Availability Immediate

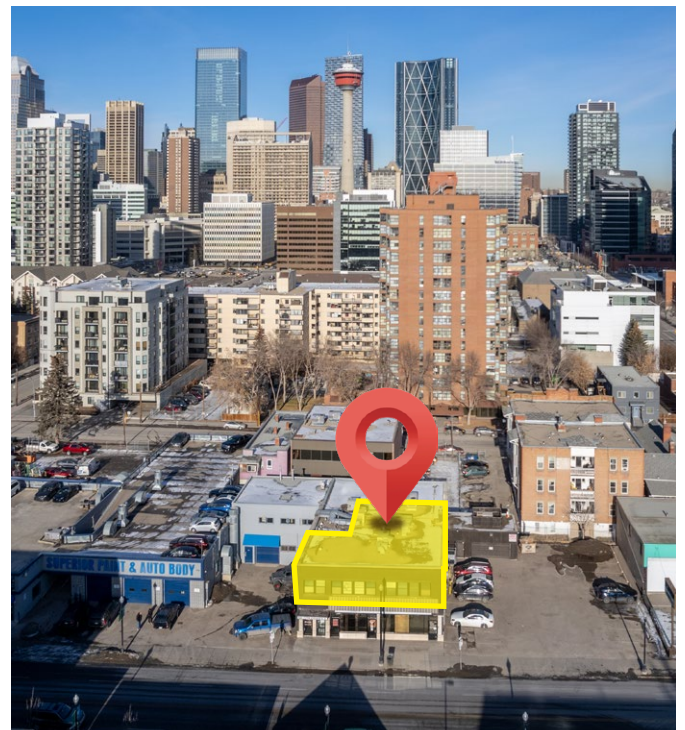
Community Beltline

Parking 4 stalls at market – 1 additional stall available on month-to-month basis

Zoning CC-X

Year Built 1954

- Two-storey walk-up retail/office building
- Prime location in the Beltline on vibrant 17 Avenue SE
- Steps from the new BMO Centre and the Elbow River pathway system
- Excellent access to Macleod Trail providing strong north-south connectivity
- Surrounded by shops, cafés, and restaurants
- On-site parking available for tenants and customers



Patrick White Associate

☎ 403.214.2344

✉ pwhite@blackstonecommercial.com

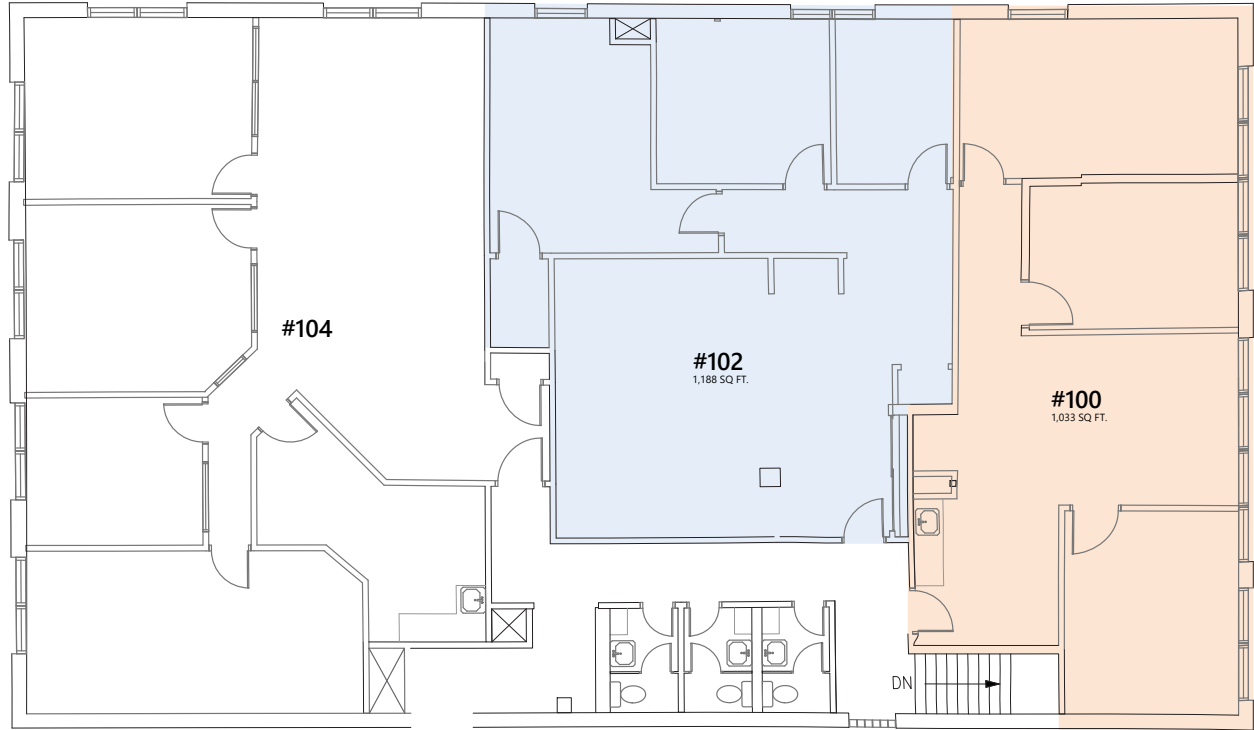
Unit 301
255 17 Avenue SW
Calgary, Alberta T2S 0A4

☎ 403.214.2344

BlackstoneCommercial.com

For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB
17 Avenue Office Opportunity



17 AVENUE SE

FLOOR PLAN

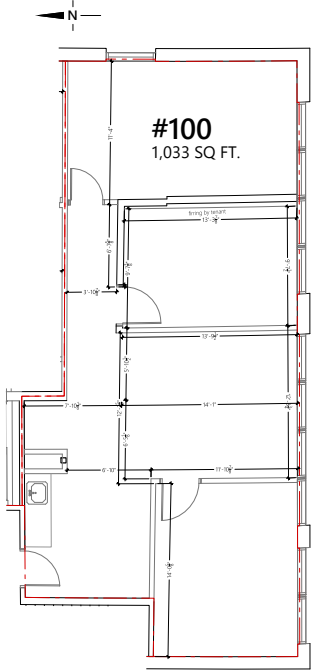


For Lease

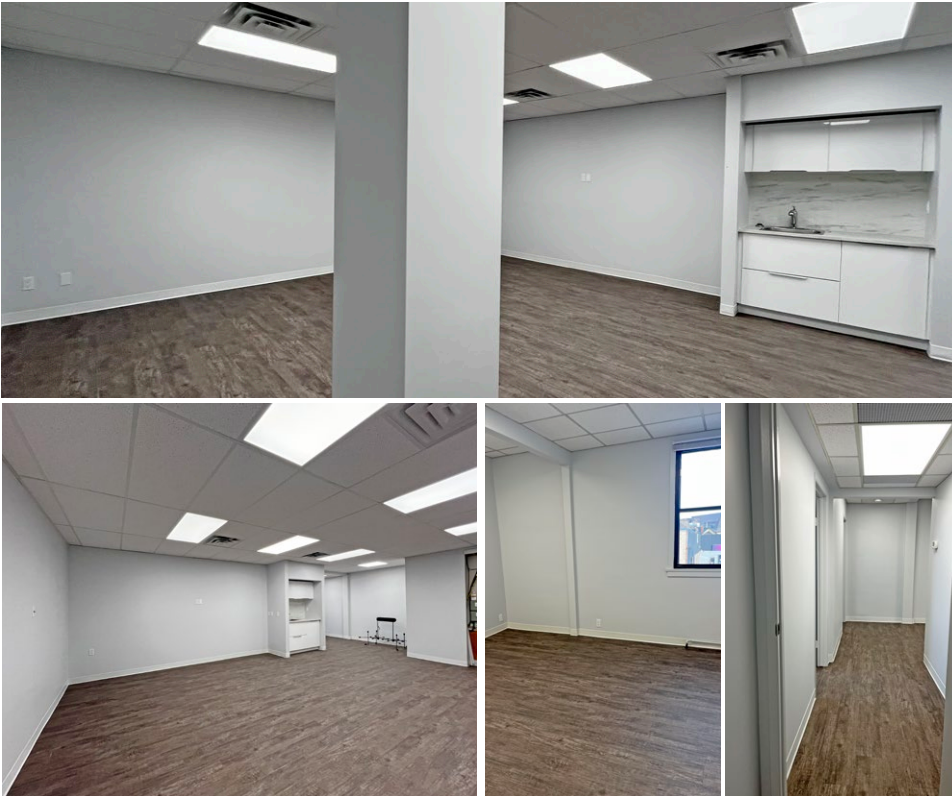
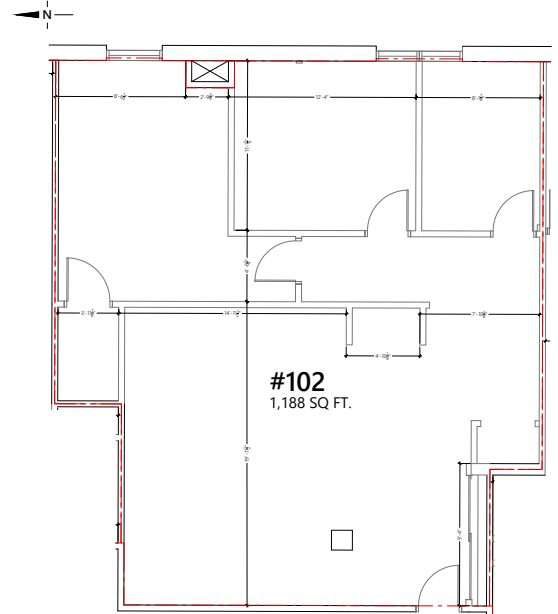
Units 100 & 102 - 122 17 Avenue SE | Calgary AB
17 Avenue Office Opportunity



Unit 100



Unit 102





NEIGHBORHOOD
Beltline



POPULATION
110,493



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$76,1404



TRAFFIC COUNT
21,000 VPD | 1ST SE & Macleod TR S



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026. All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Unit 301
255 17 Avenue SW
Calgary, Alberta T2S 0A4
P 403.214.2344

BlackstoneCommercial.com

Patrick White Associate

P 403.214.2344

E pwhite@blackstonecommercial.com