



Prime Retail/Automotive Opportunity

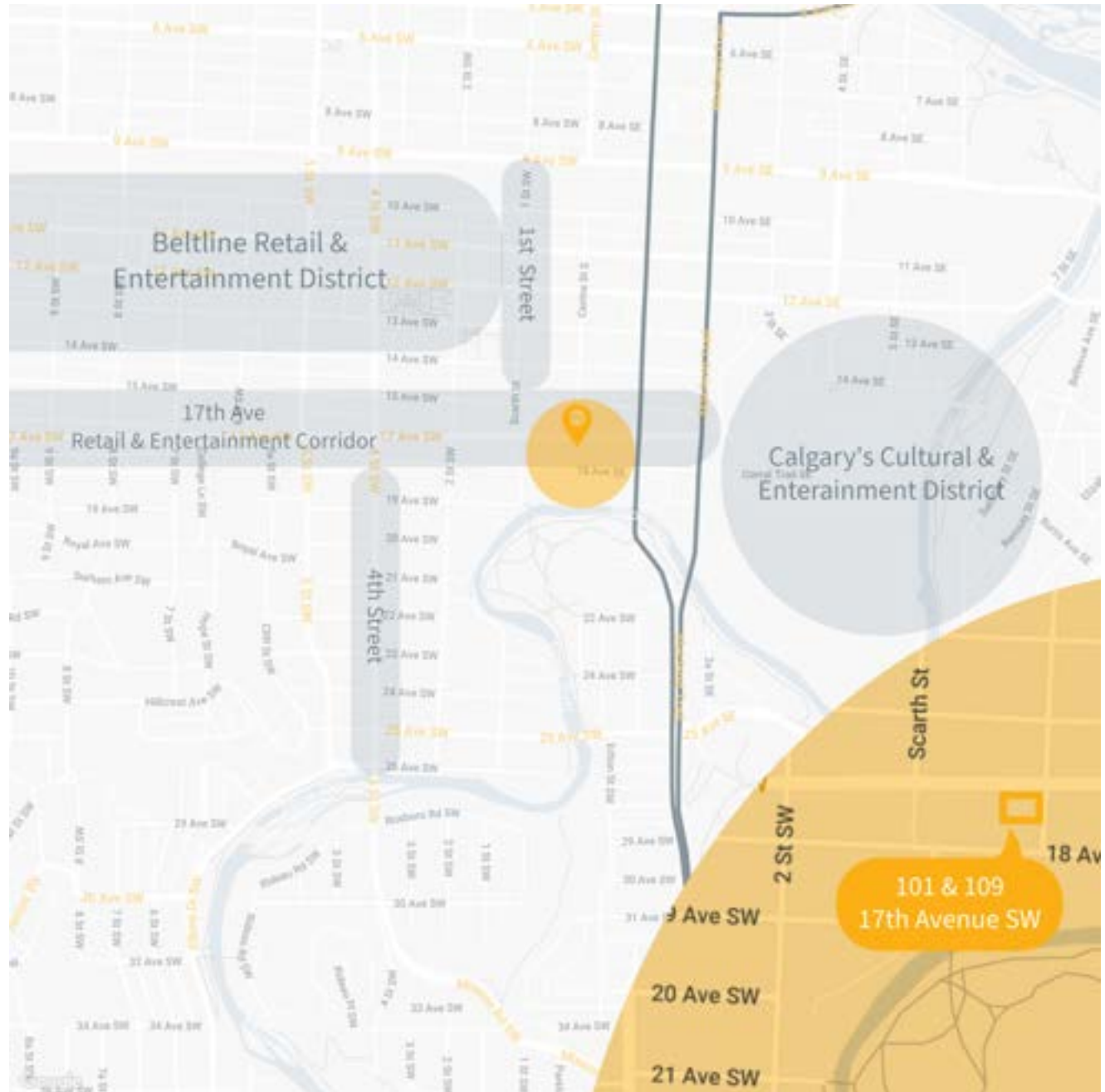
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Building Details

- Address: 101 & 109 17th Avenue SW
- Community: 17th Ave Retail & Entertainment District
- Site Area: ± 15,252 SF (0.35 AC)
- Land Use: Commercial Corridor 2 (C-COR2)

Property Features

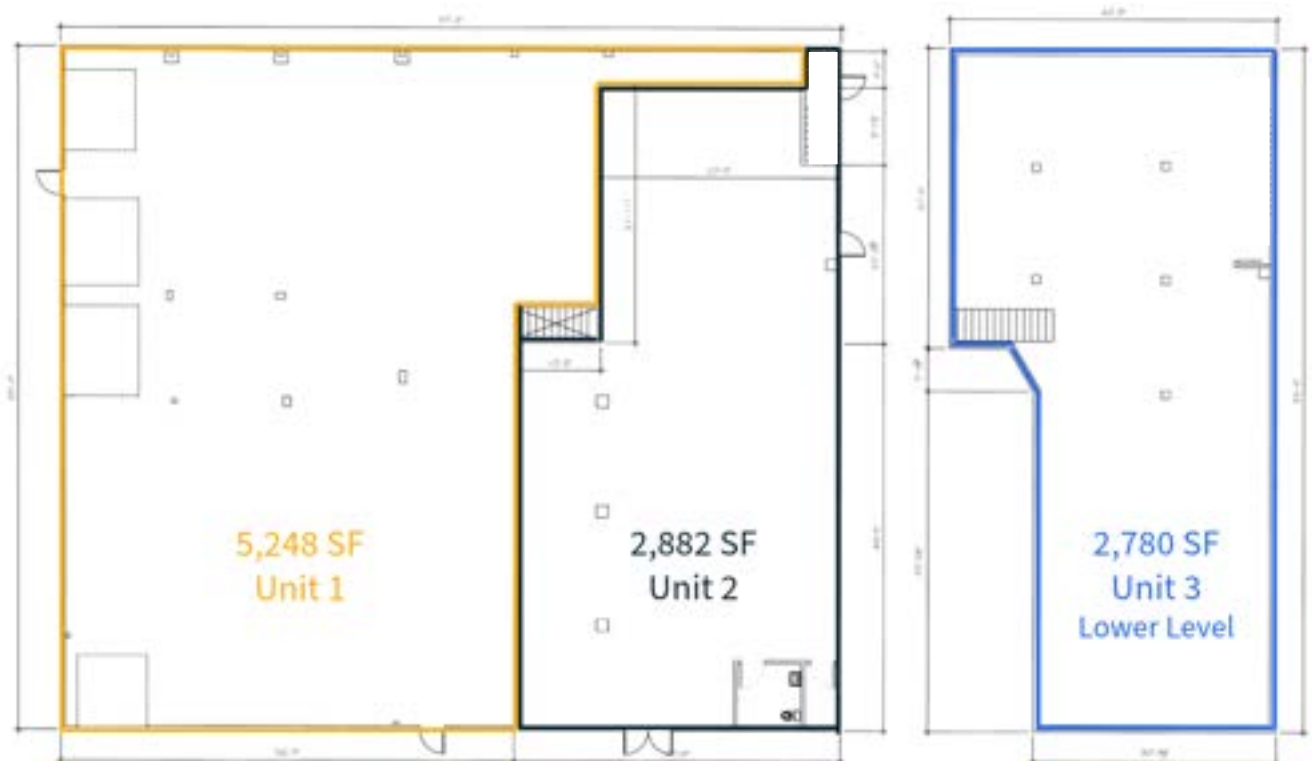
- Multi-functional building with drive-in overhead roll-up doors
- Existing office and retail showroom improvements
- Highly usable and easily accessible lower level space



Leasing Details



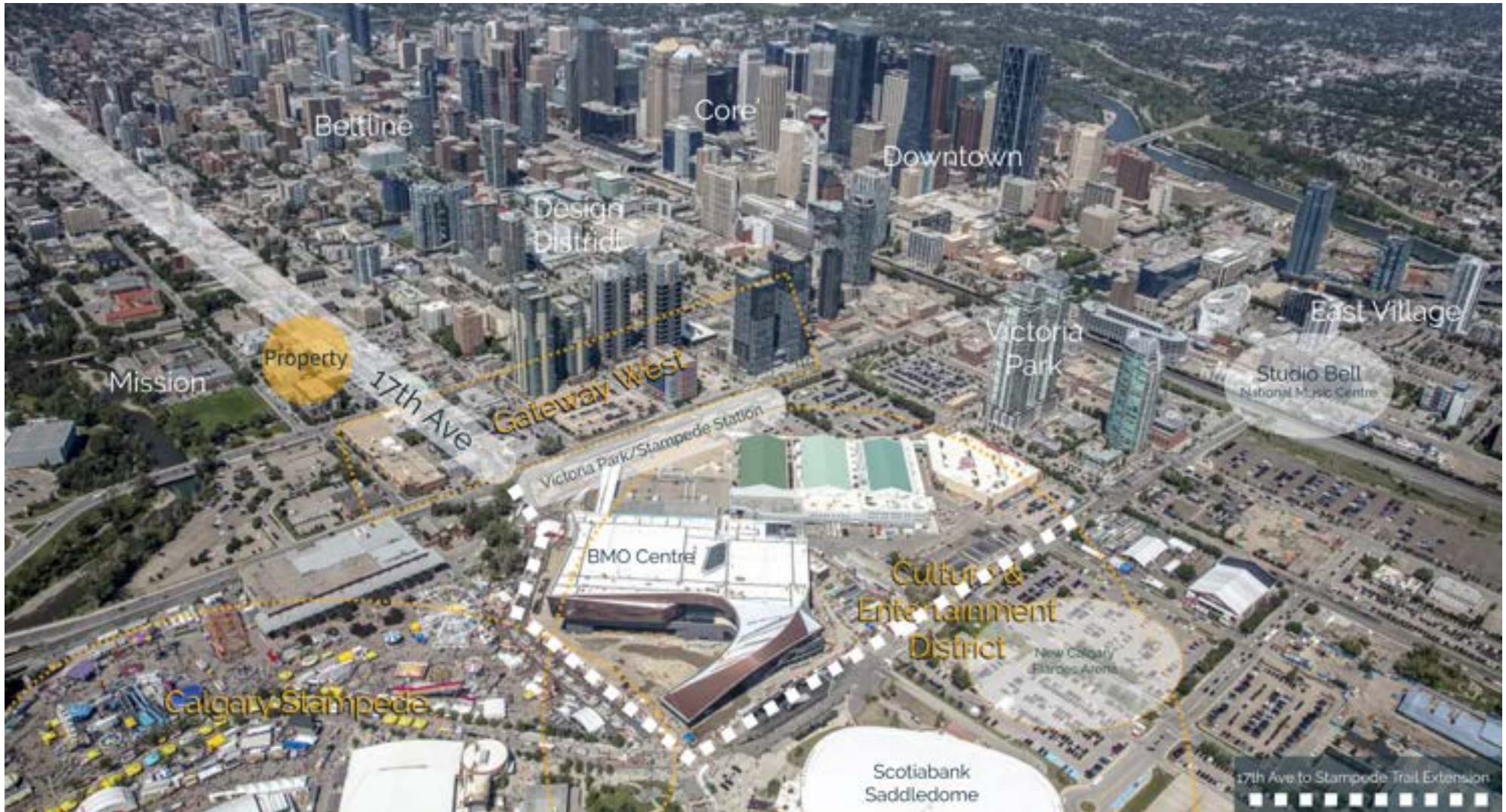
- Main Floor: Unit 1: 5,248 SF
Unit 2: 2,882 SF
- Lower Level: Unit 3: 2,780 SF
- Parking: ± 20 Stalls
- Rate: Market
- Taxes: \$78,000
(2024 est)
- Occupancy: **Immediate**



Ideal opportunity for a variety of uses such as automotive, restaurant/eatery, brewery with potential 17th Avenue patio. Building offers tremendous streetfront prominence and signage exposure on along busy 17th Avenue corridor, only two blocks west of Macleod Trail and the entrance to the Culture & Entertainment District.



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Images: CMCL (Calgary Municipal Land Corporation)

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17th Avenue Extension

The momentum underway in East Village is staggering, led by Calgary Municipal Land Corporation (CMLC) and approved by Calgary City Council in 2018, the Rivers District Master Plan is a 20-year vision for the redevelopment of Stampede Park and east Victoria Park as Calgary's Culture + Entertainment District.

The expansion of the BMO Centre is on track for completion in 2024 and the development of the Event Centre and 17th Avenue extension are moving ahead. 17th Avenue is currently being extended across Macleod Trail and the LRT tracks into Stampede Park, generating a new throughfare "Gateway West" improving pedestrian and vehicle access leading to further commercial development in the area.

The 17th Avenue extension will take the form of a gateway multi-modal link and plaza that makes room for people, bikes and cars. From intimate coffee shops to big sneaker stores, from boutiques to destination restaurants, the district will be a place of discovery for locals and visitors. As you stroll along the established 17th Avenue retail and entertainment corridor new shops and restaurants will beckon you to the entertainment district with its large scale events, performance venues, arts organizations and the 10-day Calgary Stampede.

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