



**CUSHMAN &  
WAKEFIELD**



# 5115 17 AVE SE

CALGARY, AB

**FOR LEASE**





## Property Highlights & Features

5117 17 Avenue SE is a multi-tenant commercial redevelopment project located in the community of Forest Lawn.

17 Avenue SE is undergoing a Business Revitalization and is now called International Avenue for its rich cultural diversity that exists in this neighbourhood.

---

Redeveloped Retail Shopping Centre

---

Fall 2022 occupancy

---

Seven CRUs available: starting at 1,443 sf to 12,425 sf

---

Shared loading with rear corridor and two dock loading bays

---

Parking: Ample parking over 507 stalls

---

Lease Rates: Market Lease Rates

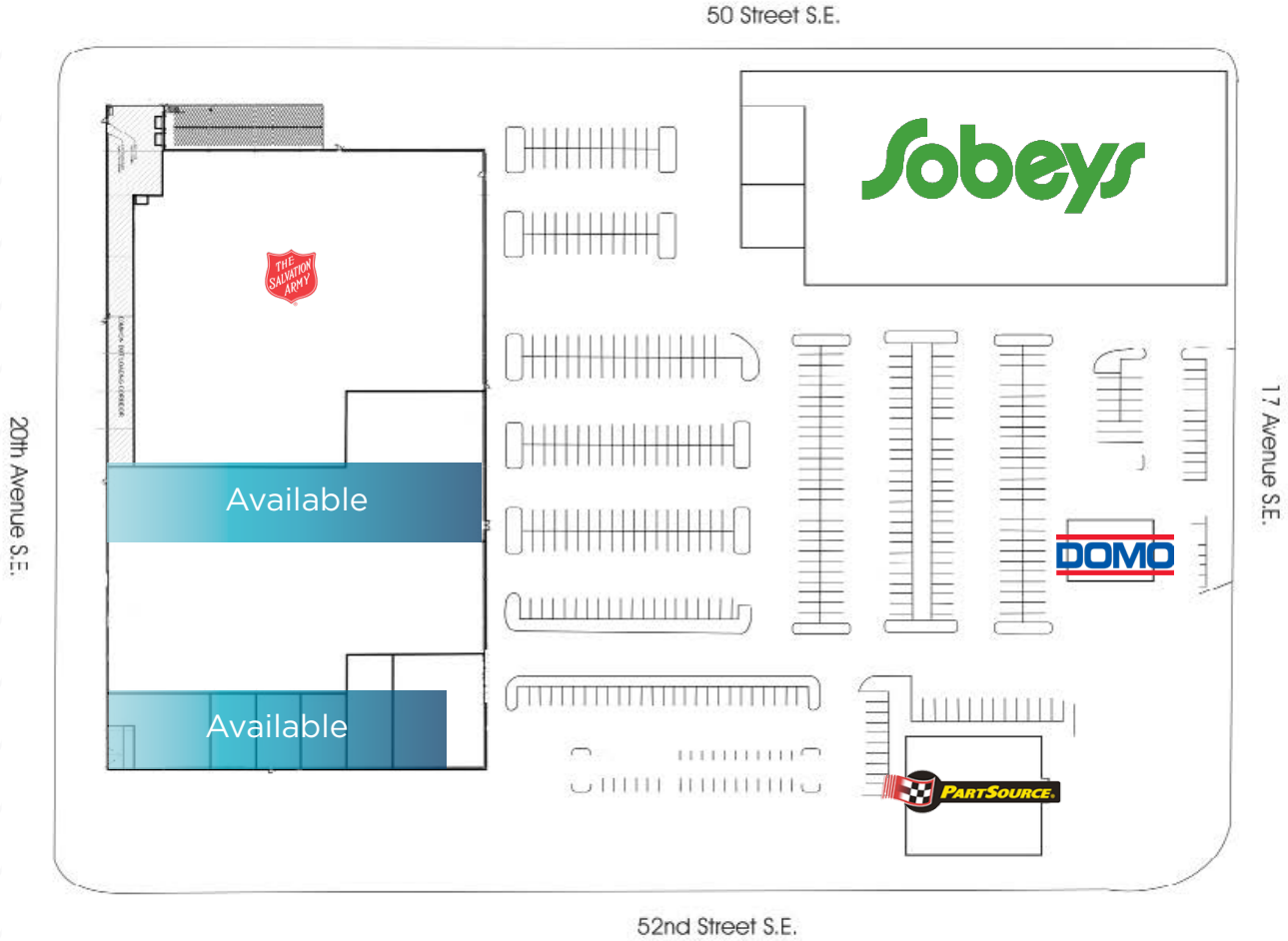
---

Operating Costs & Property Taxes: \$14.00 psf (2022) & Multi-CRU building: \$12.00 psf (2022)

---

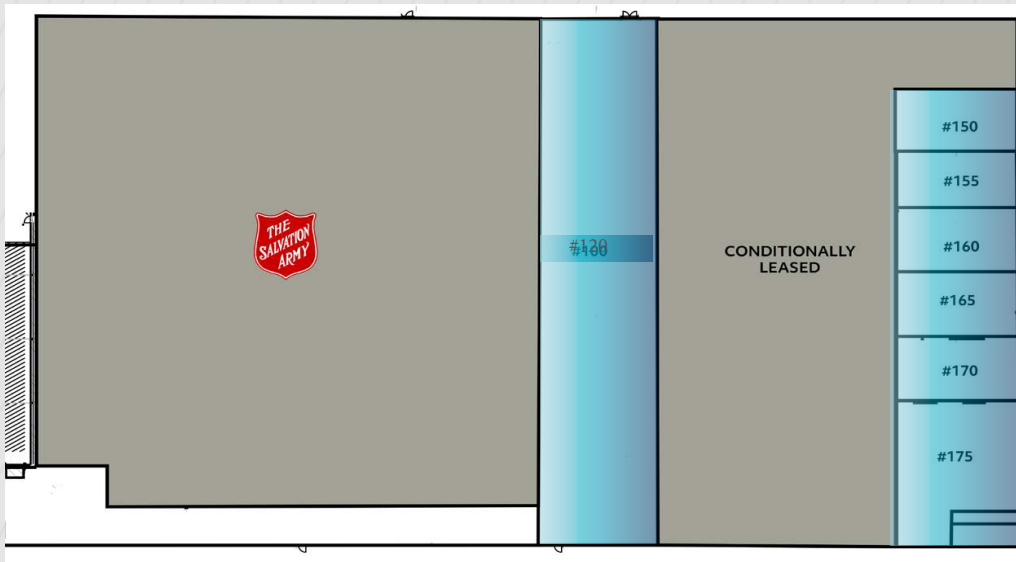


# Site Plan & Floor plans



**Information:**

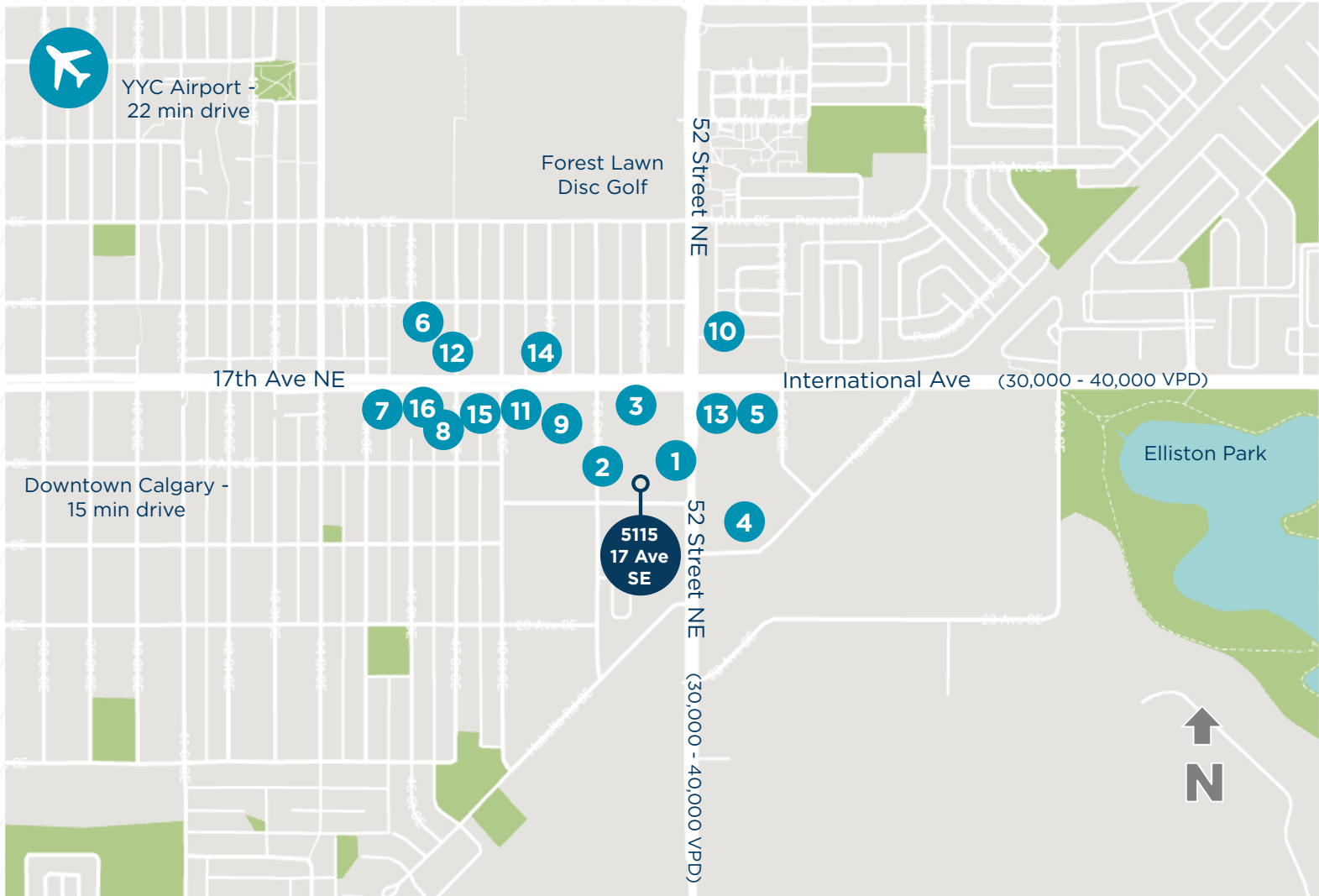
New pylon sign under construction on 52nd Street SE for new CRU's  
 New store fronts on east elevation for CRU's under construction



**Unit 120:**  
 12,425 sq. ft.  
 Property Tax: \$6.00 per sq. ft.

**All Other Units:**  
 Unit 150: 1,443 sq. ft.  
 Unit 155: 1,443 sq. ft.  
 Unit 160: 1,443 sq. ft.  
 Unit 165: 1,443 sq. ft.  
 Unit 170: 1,443 sq. ft.  
 Unit 175: 2,744 sq. ft.  
 Property Tax: \$14.00 per sq. ft.

# Location



# Nearby Amenities

- |                |                       |
|----------------|-----------------------|
| 1. Part Source | 9. Dollarama          |
| 2. Sobey's     | 10. 7-Eleven          |
| 3. Domo        | 11. No Frills         |
| 4. Rona        | 12. Tim Hortons       |
| 5. Dollar Tree | 13. Skylar Restaurant |
| 6. Giant Tiger | 14. Burger King       |
| 7. H&R Block   | 15. Eat-A-Pita        |
| 8. CIBC Bank   | 16. McDonald's        |



# Contact



CUSHMAN & WAKEFIELD ULC  
250 6 Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com

RYAN RUTHERFORD  
Vice President  
Retail Sales & Leasing  
403 261 1188  
ryan.rutherford@cushwake.com

MAC MARCINEW  
Associate  
Retail Sales & Leasing  
403 261 1155  
mac.marcinew@cushwake.com



## DEMOGRAPHICS

**113,784**

Total Population

**\$92,987**

Average  
Household Income

**38**

Average Age

**42,788**

Total  
Occupied Households

**\$83,183**

Average Annual  
Household Spending

Source: Piinpoint - 5 km

©2022 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.