

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, anchored by Sobey's, Salvation Army & Planet Fitness

Occupancy: Available Immediately

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

Shared loading with rear corridor and two dock loading bays

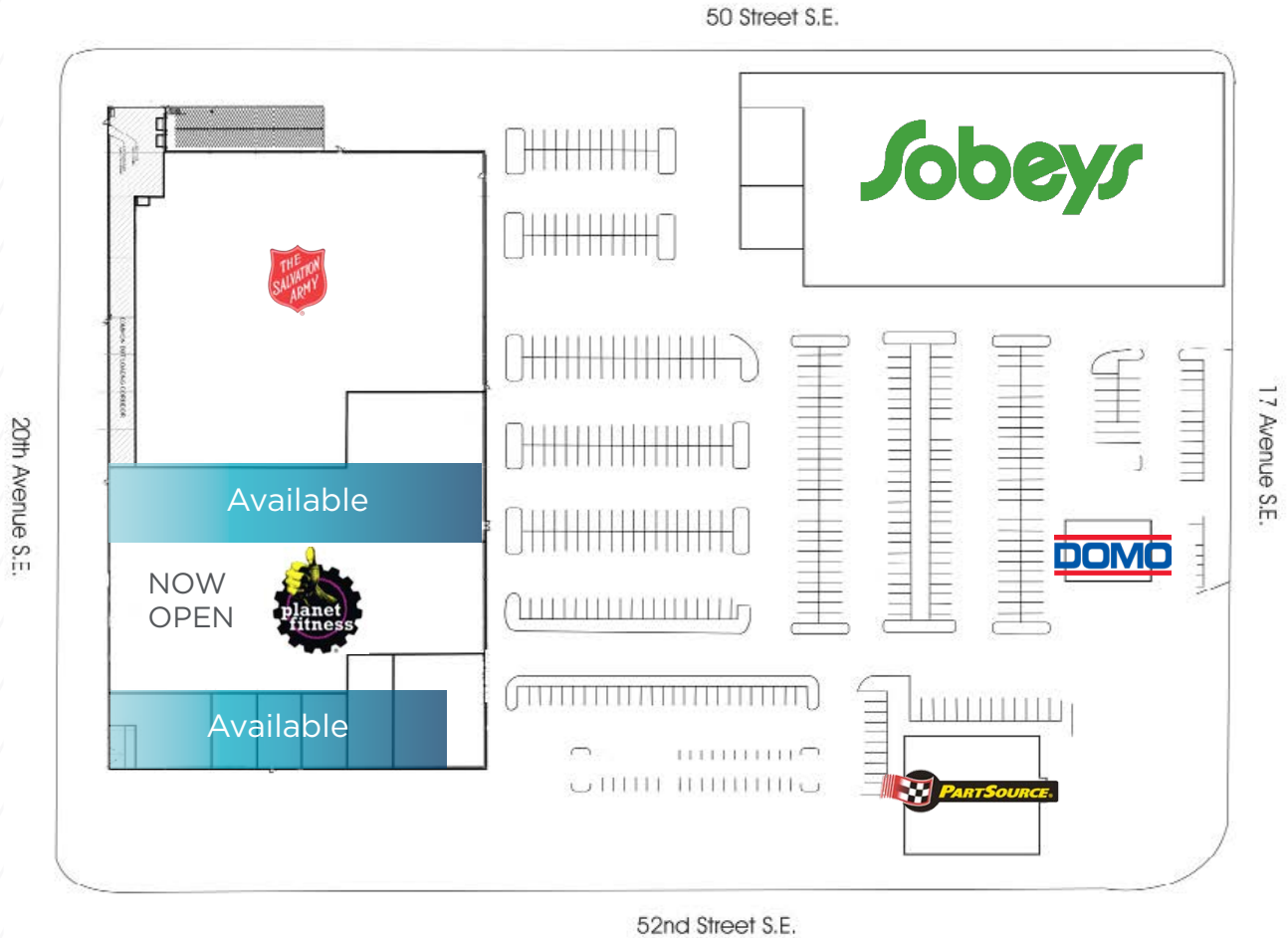
Parking: Ample parking over 507 stalls

Lease Rates: \$28.00 psf

Operating Costs & Property Taxes: \$14.00 psf (2023) & CRU #120, Operating & Property Taxes: \$6.00 psf (2023)



Site Plan & Floor plans



Information:

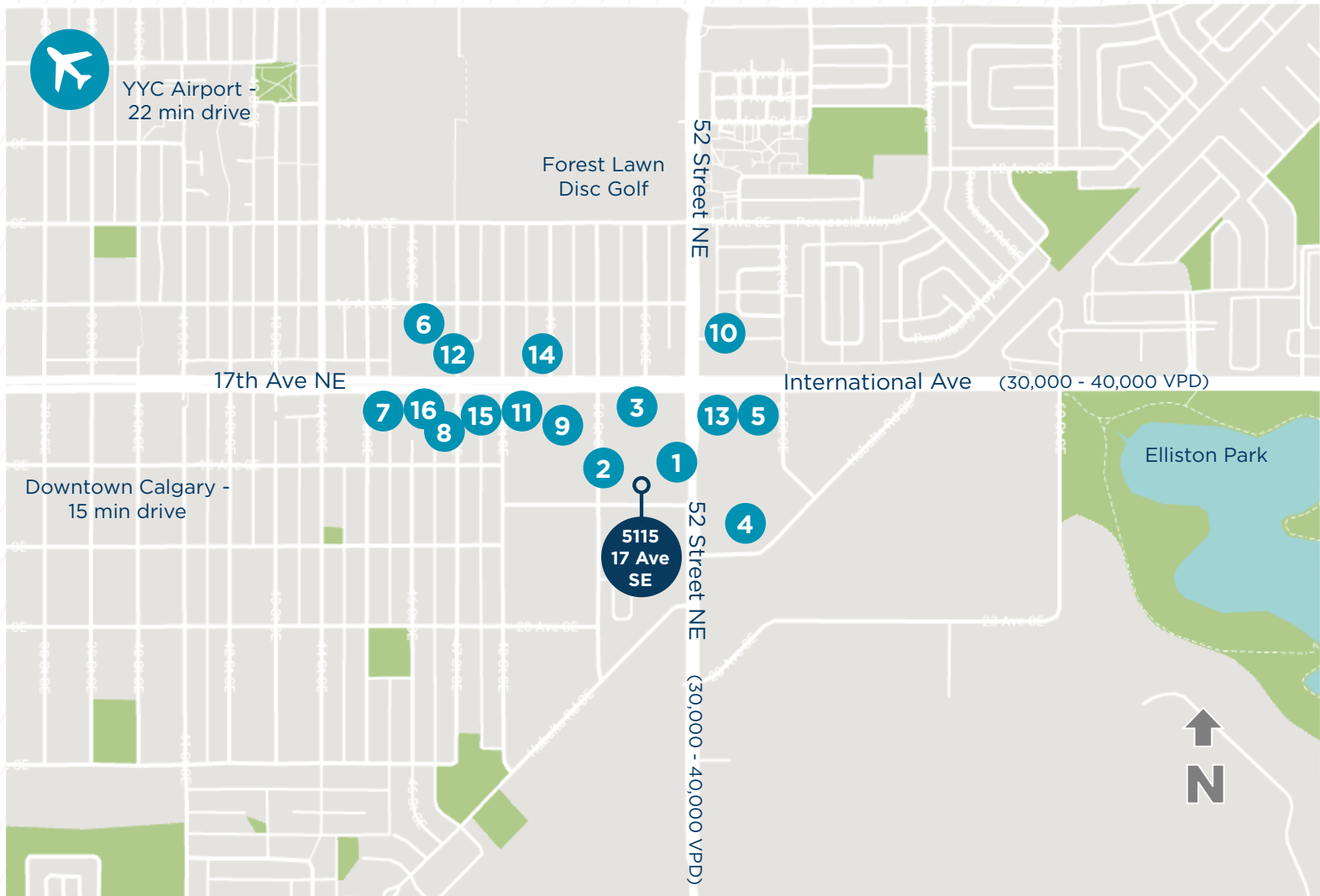
New pylon sign under construction on 52nd Street SE for new CRU's
 New store fronts on east elevation for CRU's under construction



Available Units:

Unit 120: 12,425 sf
 Unit 150: 1,443 sf
 Unit 155: 1,443 sf
 Unit 160: 1,443 sf
 Unit 165: 1,443 sf
 Unit 170: 1,443 sf
 Unit 175: 2,744 sf

Location



Nearby Amenities

- | | |
|----------------|-----------------------|
| 1. Sobeys | 9. Dollarama |
| 2. Part Source | 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



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DEMOGRAPHICS

113,784

Total Population

\$92,987

**Average
Household Income**

38

Average Age

42,788

**Total
Occupied Households**

\$83,183

**Average Annual
Household Spending**

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