



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.

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Redeveloped Retail Shopping Centre, anchored by Sobeys's, Salvation Army & Planet Fitness

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Occupancy: Available Immediately

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

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Shared loading with rear corridor and two dock loading bays

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Parking: Ample parking over 507 stalls

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Lease Rates: \$28.00 psf

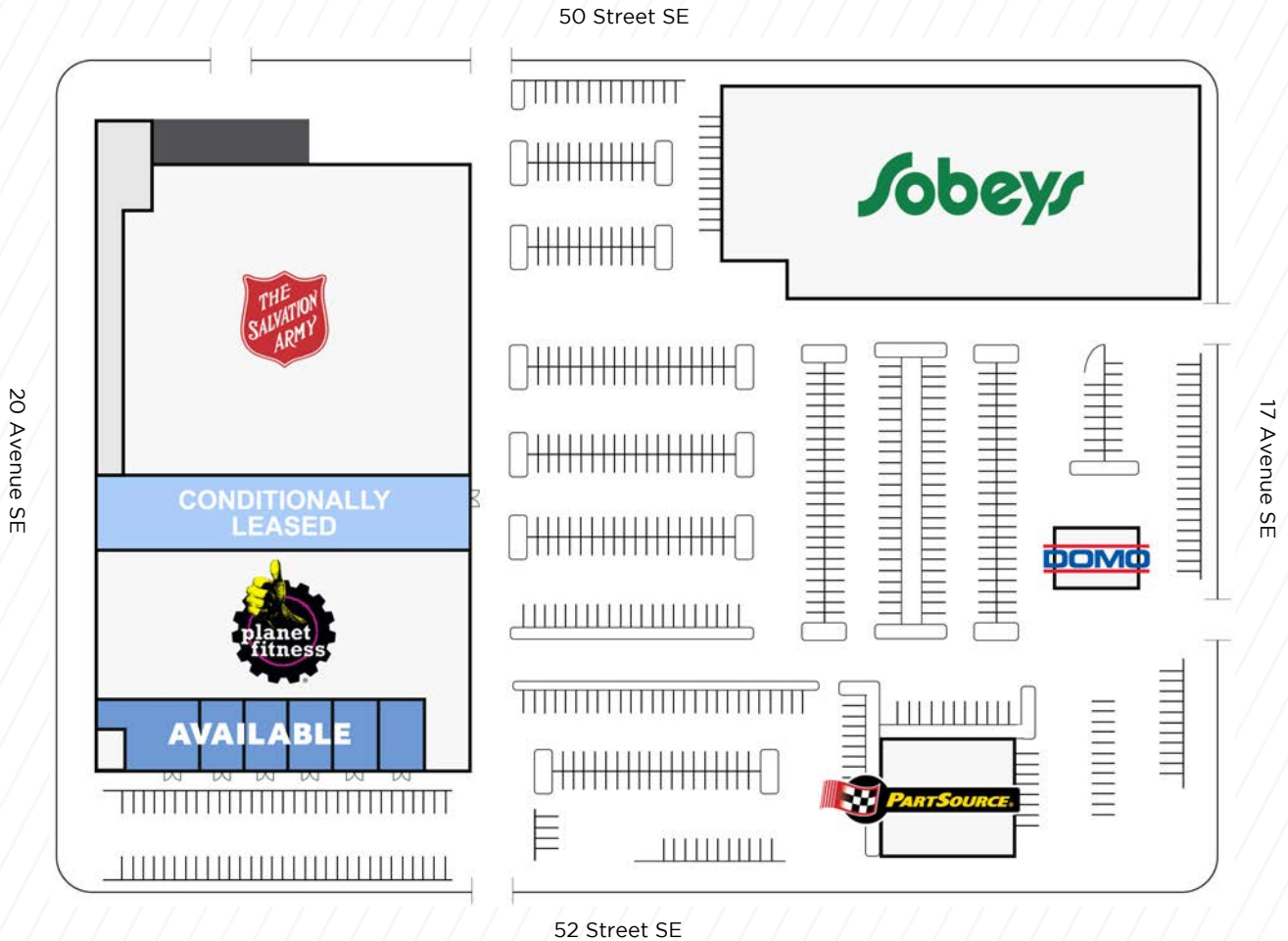
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Operating Costs & Property Taxes: \$14.00 psf (2023) & CRU #120, Operating & Property Taxes: \$6.00 psf (2023)

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# Site Plan & Floor plans



## Information:

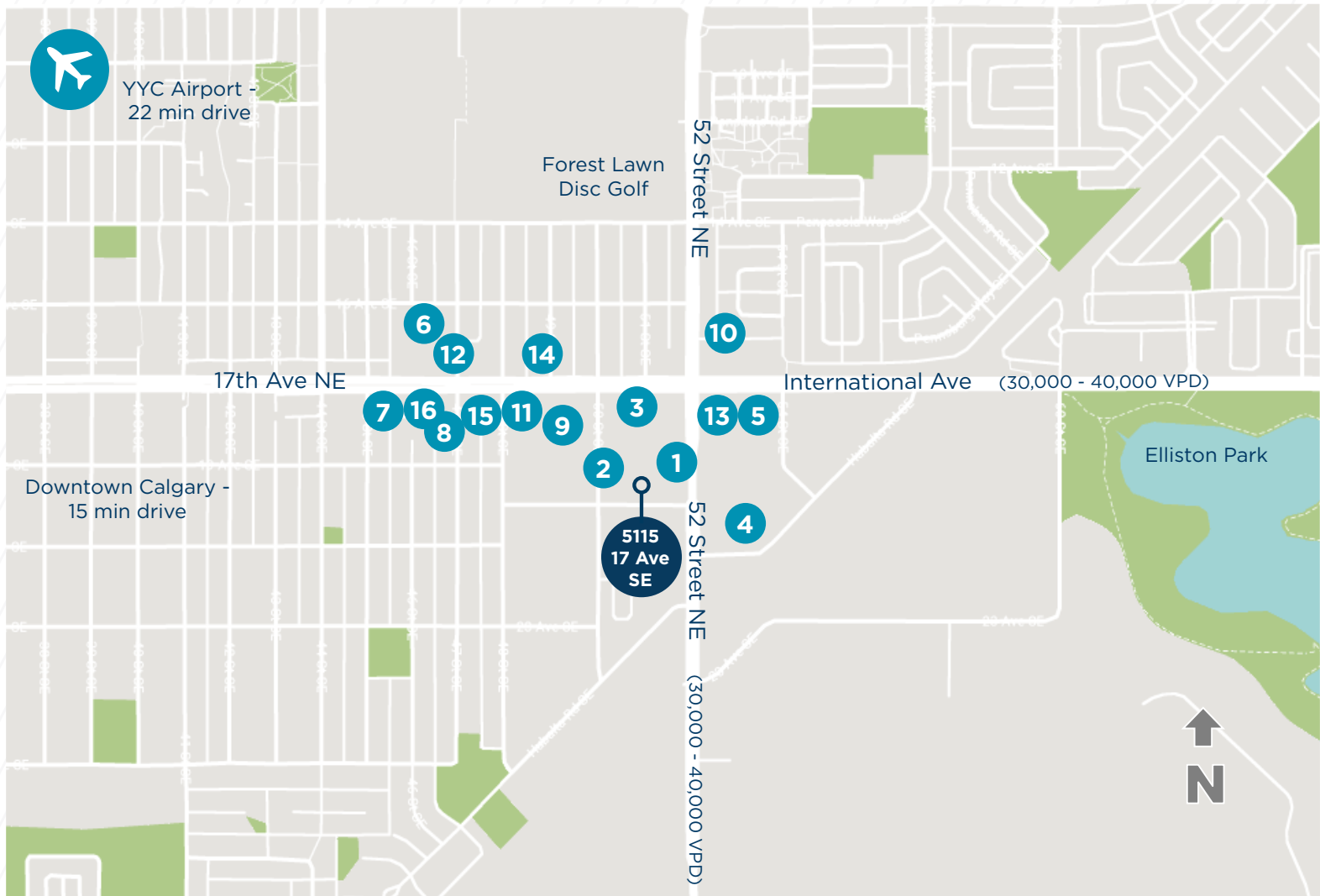
New pylon sign under construction on 52nd Street SE for new CRU's  
 New store fronts on east elevation for CRU's under construction



## 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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