



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 Sobey's, Salvation Army & Planet Fitness

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Occupancy: Available Immediately

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Five CRUs available: starting at 1,443 sf to 8,516 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: Market Lease Rates

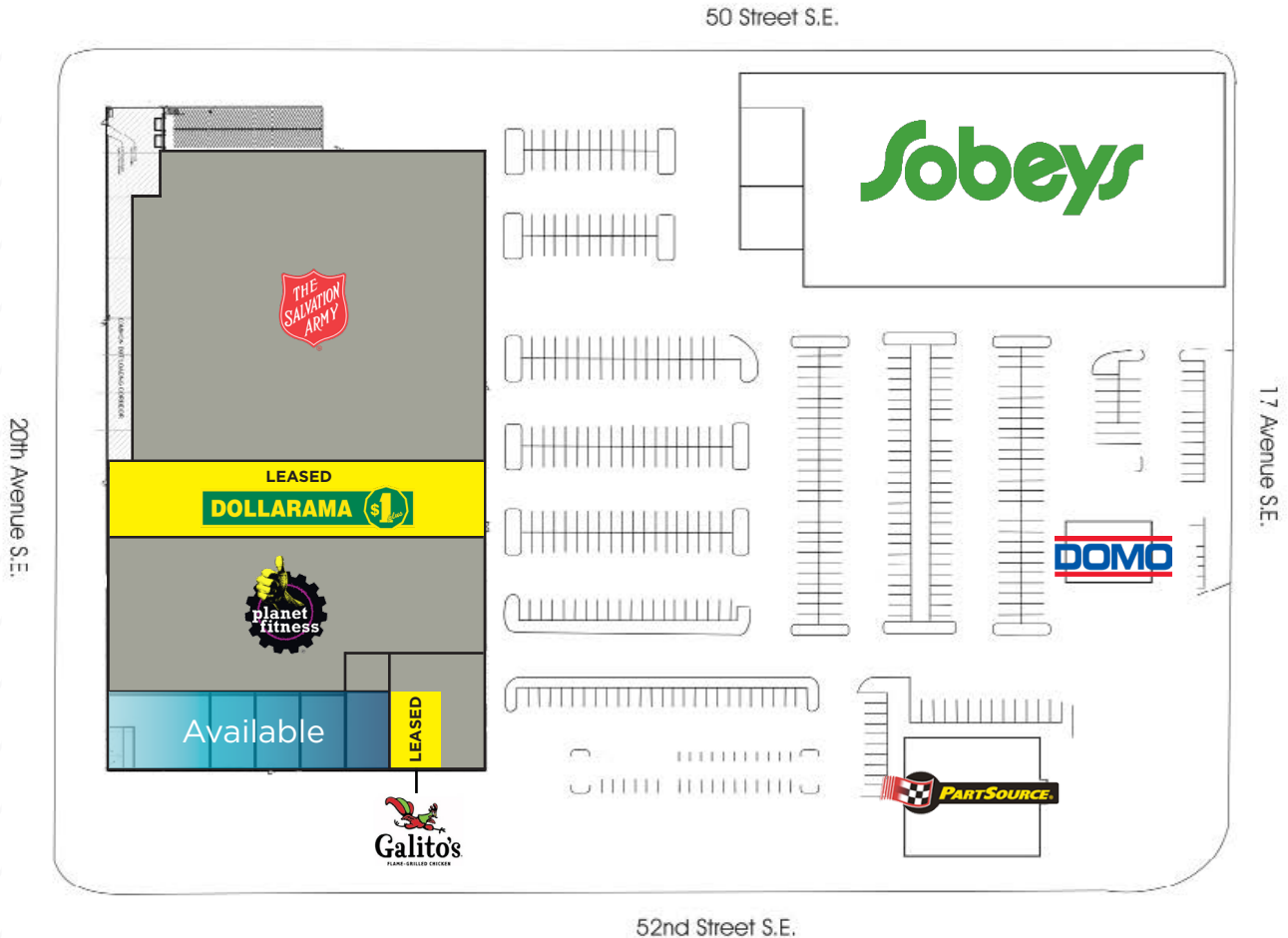
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Operating Costs & Property Taxes: \$14.00 psf (2023) & Multiple-CRU building: \$6.00 psf (2023)

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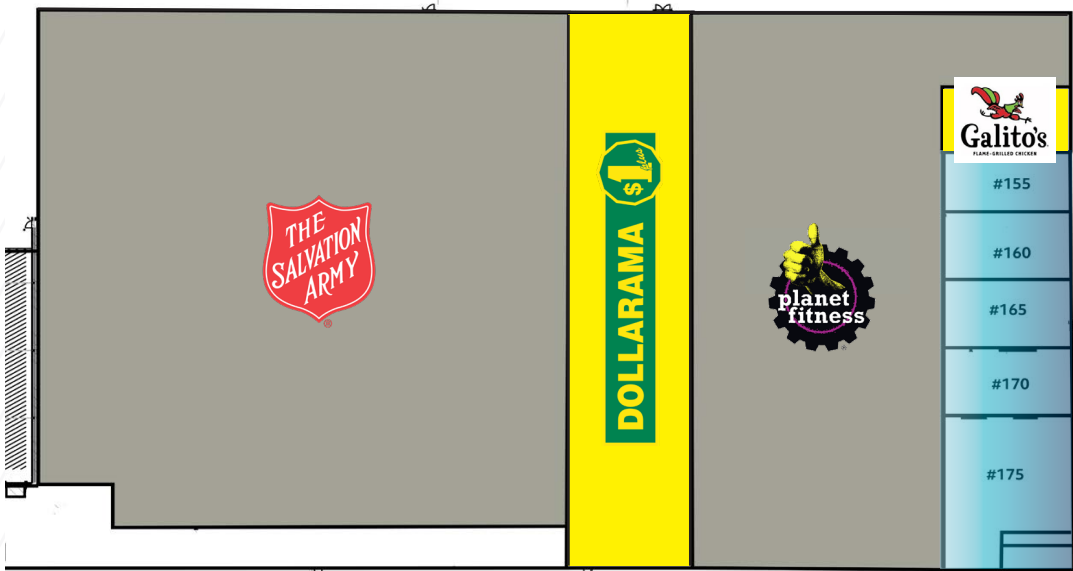


# Site Plan & Floor plans



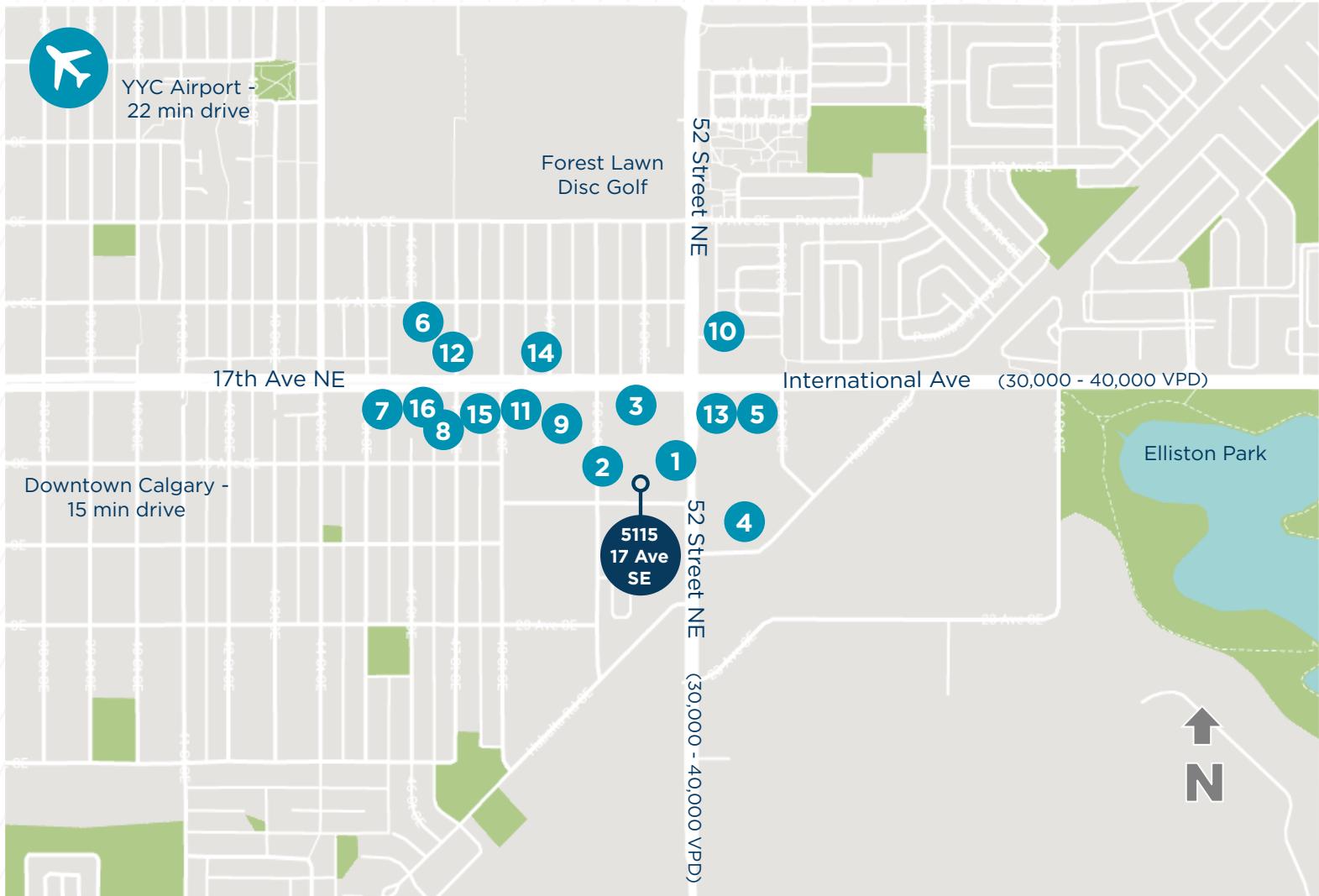
**Information:**

- New pylon sign under construction on 52nd Street SE for new CRU's
- Site Parking: 3 stalls per 1,000 sf
- New store fronts on east elevation for CRU's under construction



- Available Units:
- 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. 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



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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

Source: Piipoint - 5 km

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