

CUSHMAN &
WAKEFIELD



5115 17 AVE SE

CALGARY, AB

FOR LEASE





Property Highlights & Features

5115 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 Sobeys's, Salvation Army & Planet Fitness

Occupancy: Available Immediately

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

Shared loading with rear corridor and two dock loading bays

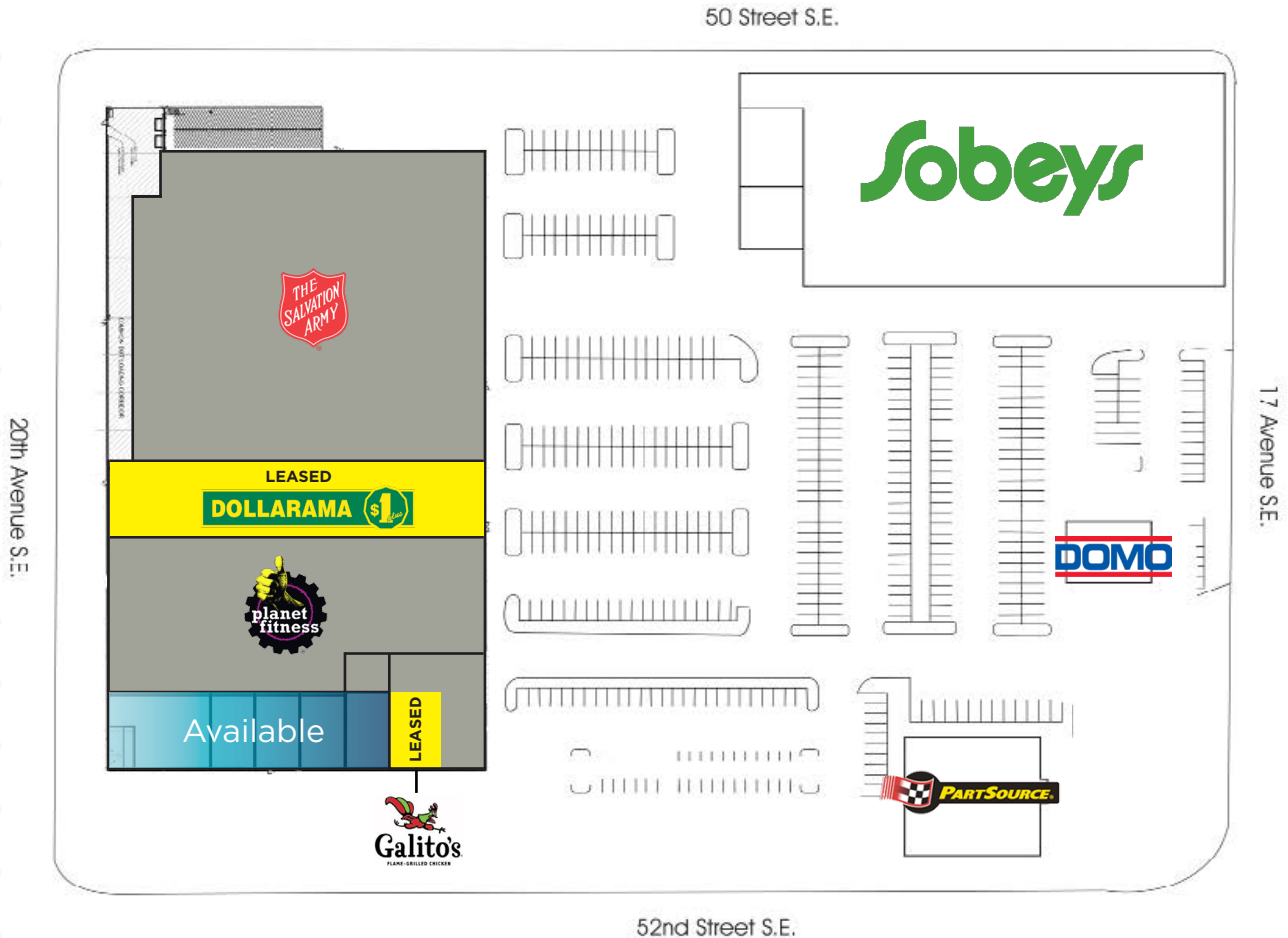
Parking: Ample parking over 507 stalls

Lease Rates: Market Lease Rates

Operating Costs & Property Taxes: \$11.44

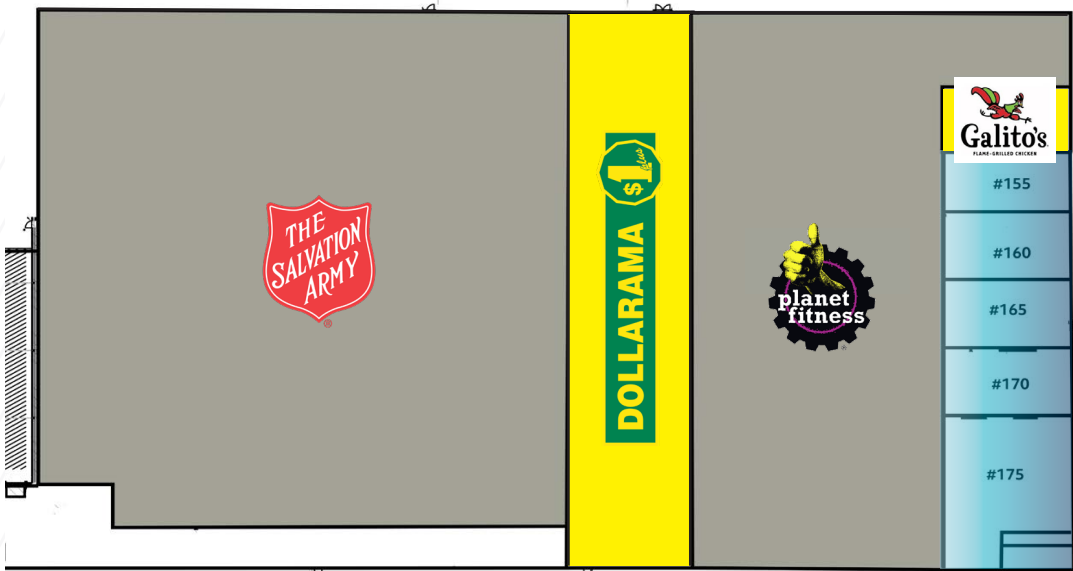


Site Plan & Floor plans



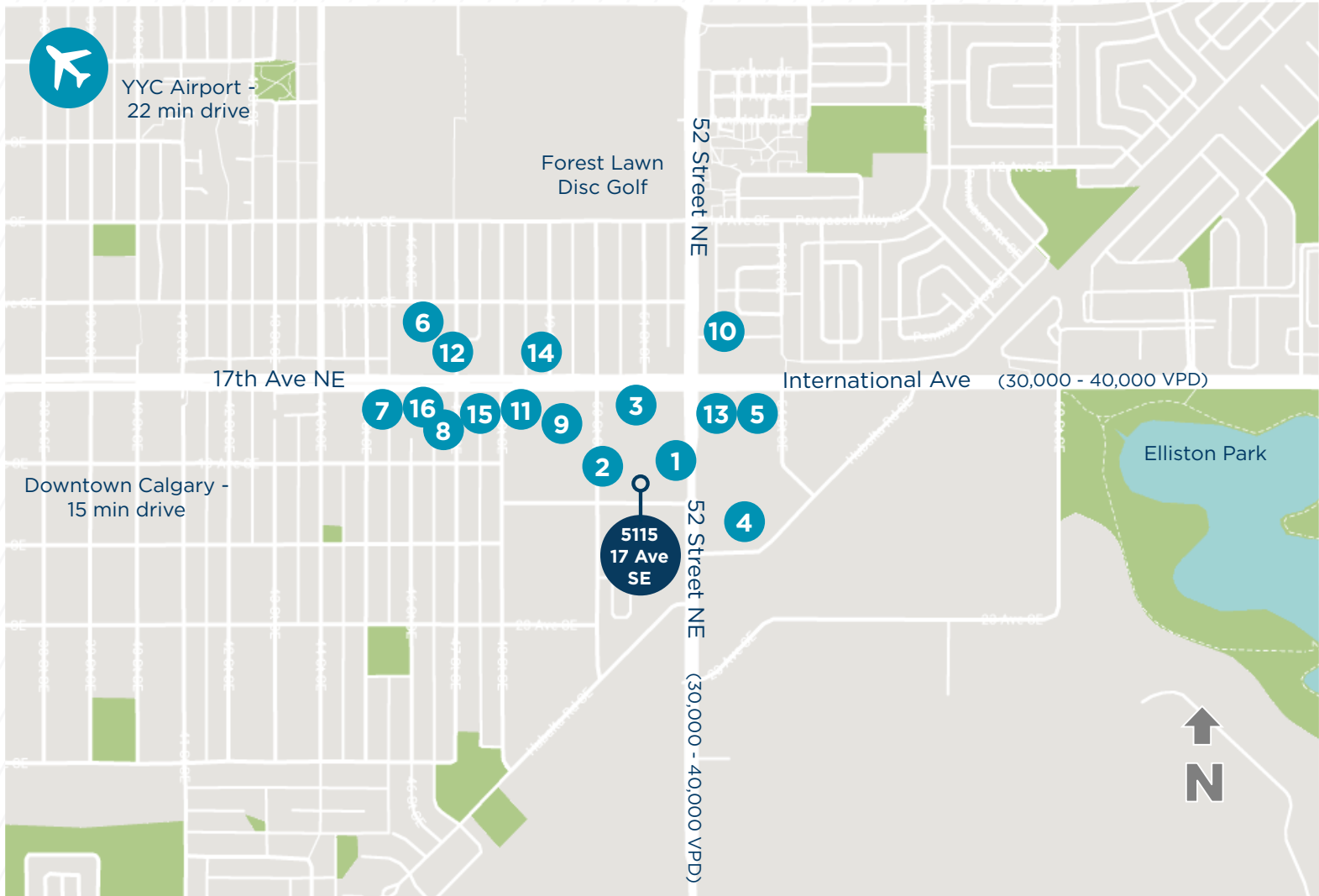
Information:

- 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. Sobeys | 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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