

3517 17 Avenue SE  
Calgary, Alberta

MLS # A2189243



## \$15 per sq.ft.

**Division:** Southview

**Type:** Mixed Use

**Bus. Type:** Professional/Office

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,000 sq.ft.

**Zoning:** MU-1

**Heating:** Central, Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.18 Acre

**Lot Feat:** -

BS"D 500-1000 SQ.FT Developed Office Space on high exposure corridor, minutes from downtown, below market gross rent available immediately. Fully air conditioned, male and female washrooms, ample storage, separate entrance, good site with a lot of improvements and area parking. Can accommodate many uses.Landlord might consider demising space into bigger units for strong Tenant.