

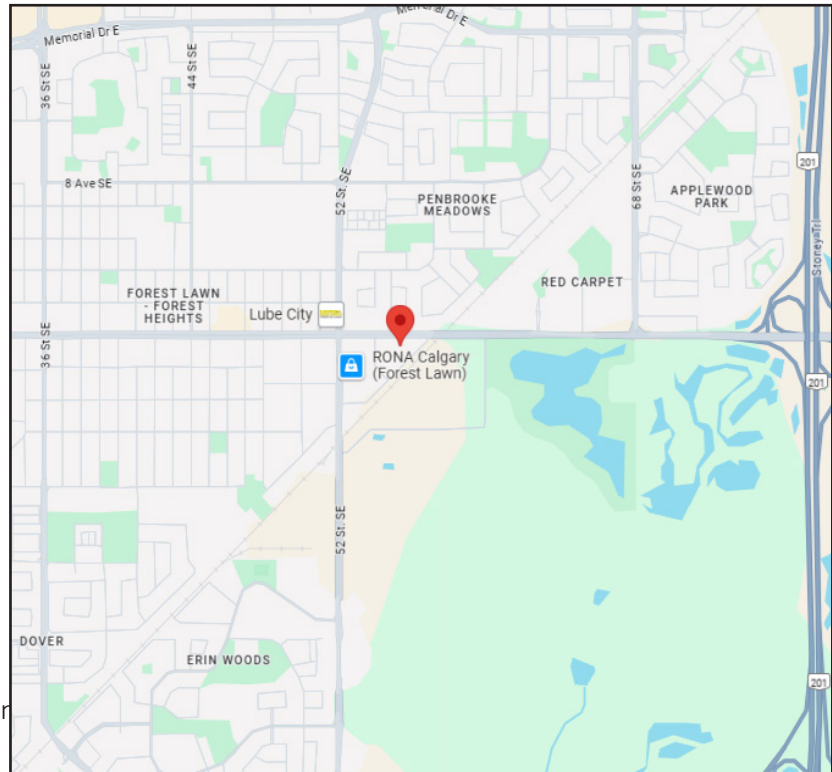
# 5701 17 Avenue SE



## For Lease

### Property Features

- ~~Unit 150:~~ 2,848 Sq.Ft. **LEASED**  
1 Drive In Loading (10' x 12')
  - Unit 225: 567 Sq.Ft.
  - ~~Unit 230:~~ 955 Sq.Ft. **C/L**
  - ~~Unit 250:~~ 484 Sq.Ft. **LEASED**
  - Unit 255: 1,146 Sq.Ft.
- Zoning:** C-COR 3- Commercial Corridor  
Permitted uses: Artist's Studio, Fitness Centre, Instructional Facility and Office
- Parking:** Ample
- Asking Rate:** Market
- Op Costs:** 2nd Floor: \$10.00/Sq.Ft.  
Utilities included
- Fascia Sign:** \$50.00/month/side
- Possession:** Immediate
- Location:** Located on International Avenue near BRT ar



**Mike Blayney** - Associate Broker  
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403-969-7355



### CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
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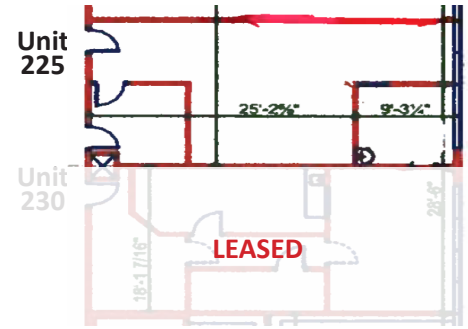
## Unit 150



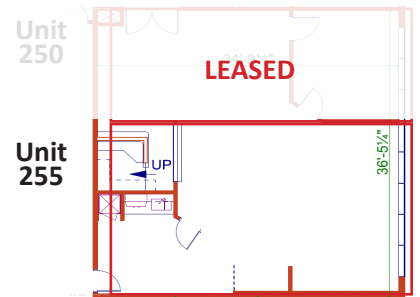
## Unit 225



## Unit 230



## Unit 250



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