

Blackstone

For Lease

5115 17 Avenue SE | Calgary, Alberta

Grocery Anchored Retail Centre



For more information, please
contact one of our associates.

Mahmud Rahman VP /Associate

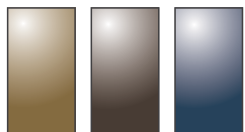
P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Associate

P 403.930.8649

E rwuens@blackstonecommercial.com

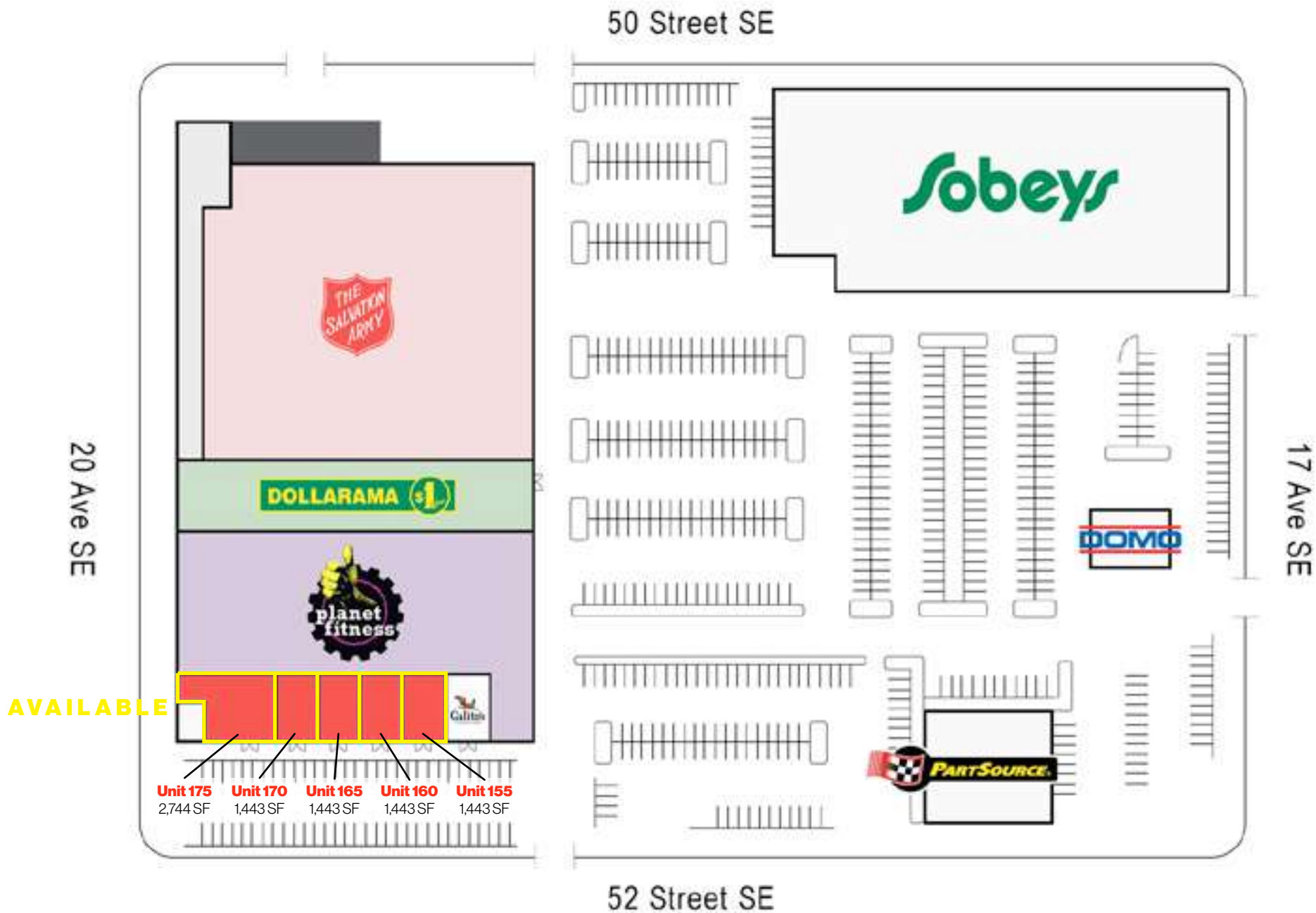


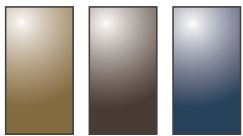
Blackstone

Site Map

5115 17 Avenue SE | Calgary, Alberta

Grocery Anchored Retail Centre





Blackstone

For Lease

5115 17 Avenue SE | Calgary, Alberta
Grocery Anchored Retail Centre



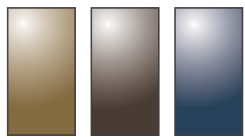
Unit Sizes	<p>Unit 175: 2,744 SF Unit 170: 1,443 SF Unit 165: 1,443 SF Unit 160: 1,443 SF Unit 155: 1,443 SF</p>
Availability	Immediately
Zoning	C-C2
Signage	Available
Construction	Metal, Class A Building
Building Height	26'
Lease Rate	Market
Op Costs + Property Taxes	\$11.44 PSF (est 2024)
Parking	Over 500 Stalls available
Year Built	2022, Renovated 2024
Highlights	<p>Multi-tenant, redeveloped retail shopping centre in the community of Forest Lawn</p> <p>5 CRUs available: starting at 1,443 to 2,744 SF</p> <p>30,000 - 40,000 vehicles per day along International Avenue and 52 Street SE</p> <p>Anchored by Sobey's, Calgary's first Planet Fitness & Dollarama</p> <p>Developed, owned and managed by Telsec Property Corporation</p>



Mahmud Rahman VP /Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens Associate
P 403.930.8649
E rwiens@blackstonecommercial.com

For more information, please
contact one of our associates.



Blackstone

Location

5115 17 Avenue SE | Calgary, Alberta

Grocery Anchored Retail Centre



NEIGHBORHOOD
Forest Lawn



POPULATION
3KM
71,256



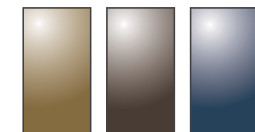
MEDIAN AGE
39.9



HOUSEHOLD INCOME
\$66,117



TRAFFIC COUNT
27,000 VPD | 17 Avenue & 54 Street



Blackstone

Thank you for your Interest



BlackstoneCommercial.com

A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2024, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Randy Wiens *Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com

For more information, please contact one of our Associates.