

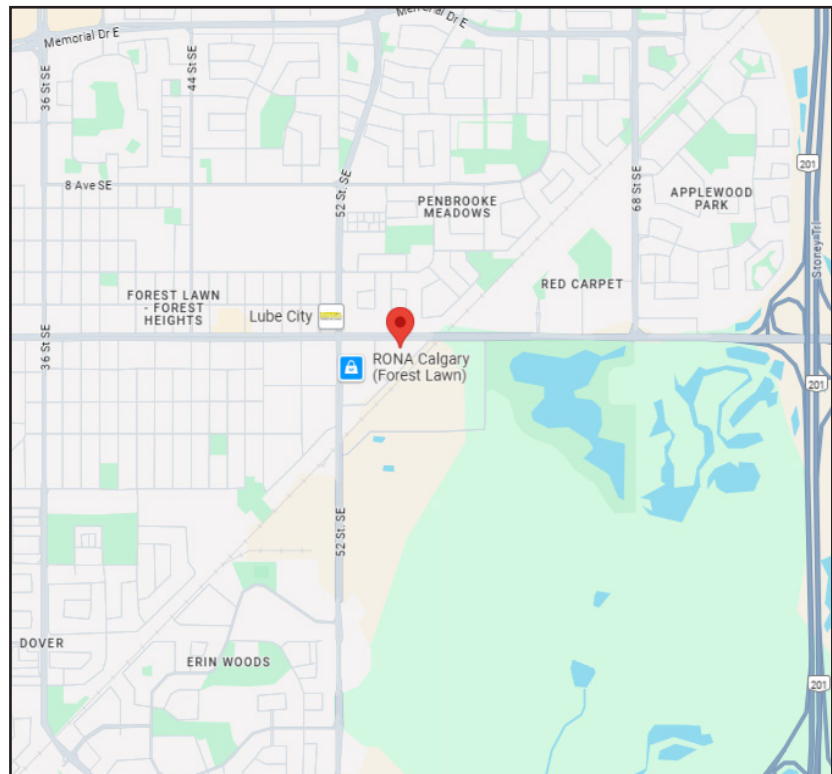
# 5701 17 Avenue SE



## For Lease

### Property Features

- Unit 150:** 2,848 Sq.Ft.  
1 Drive In Loading (10' x 12')
- Unit 225:** 567 Sq.Ft.  
**Unit 235:** 807 Sq.Ft.  
**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:** Main Floor: \$9.00/Sq.Ft.  
2nd Floor: \$10.00/Sq.Ft.  
Utilities included
- Fascia Sign:** \$50.00/month/side
- Possession:** Immediate
- Location:** Located on International Avenue near BRT and major arteries



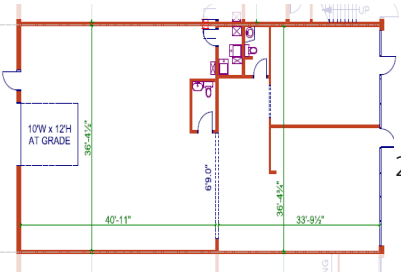
**Mike Blayney** - Associate Broker  
mike@cmsrealestateltd.com  
403-969-7355



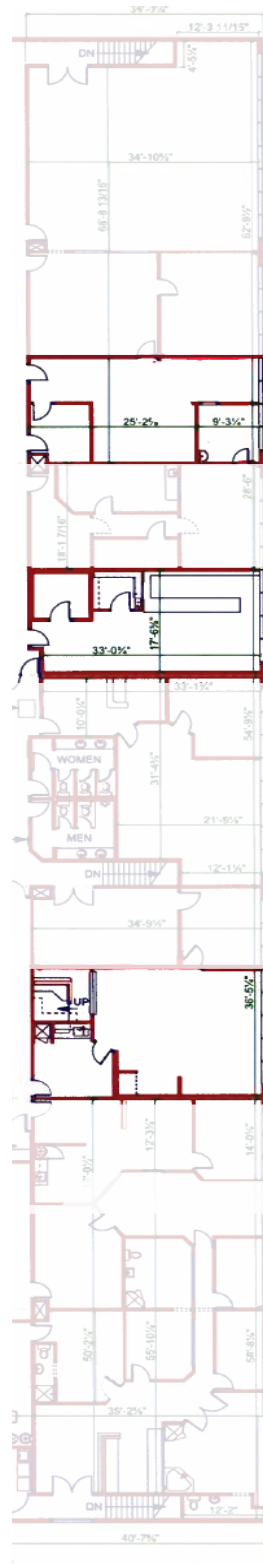
**CMS Real Estate Ltd.**

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com

# 5701 17 Avenue SE



**Unit 150**  
2,848 Sq.Ft.




**Unit 225**  
567 Sq.Ft.

**Unit 235**  
807 Sq.Ft.

**Unit 255**  
1,146 Sq.Ft.



**Mike Blayney** - Associate Broker  
mike@cmsrealestateltd.com  
403-969-7355

 **CMS Real Estate Ltd.**  
#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.