



**1817 48  
Calgary, Alberta**

**MLS # A2282016**



**\$33**

**Division:** Forest Lawn

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,649 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime ground-floor commercial space available offering 2,649 sq ft with ample free parking. Conveniently located just off 17 Avenue SE, one of Calgary's well-established commercial corridors. Suitable for a wide range of professional and service-oriented uses including insurance, law, real estate, accounting, medical, medical aesthetics, dental, fitness, aesthetic salons (hair/spa/nail), educational institutions, and retail sales. Excellent visibility and accessibility. No restaurant, grocery, convenience, cannabis, liquor, or religious uses permitted.