



GRASSROOTS
REALTY GROUP

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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.