



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3517 17 Avenue SE
Calgary, Alberta

MLS # A2189243



\$15 per sq.ft.

Division: Southview

Type: Mixed Use

Bus. Type: Professional/Office

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: MU-1

Heating: Central, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: 0.18 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

BS"D 500-1000 SQ.FT Developed Office Space on high exposure corridor, minutes from downtown, below market gross rent available immediately. Fully air conditioned, male and female washrooms, ample storage, separate entrance, good site with a lot of improvements and area parking. Can accommodate many uses. Landlord might consider demising space into bigger units for strong Tenant.