



For Lease

Prime Retail Space Along 17th Avenue and 4th Street SW

506 17th Ave SW, Calgary

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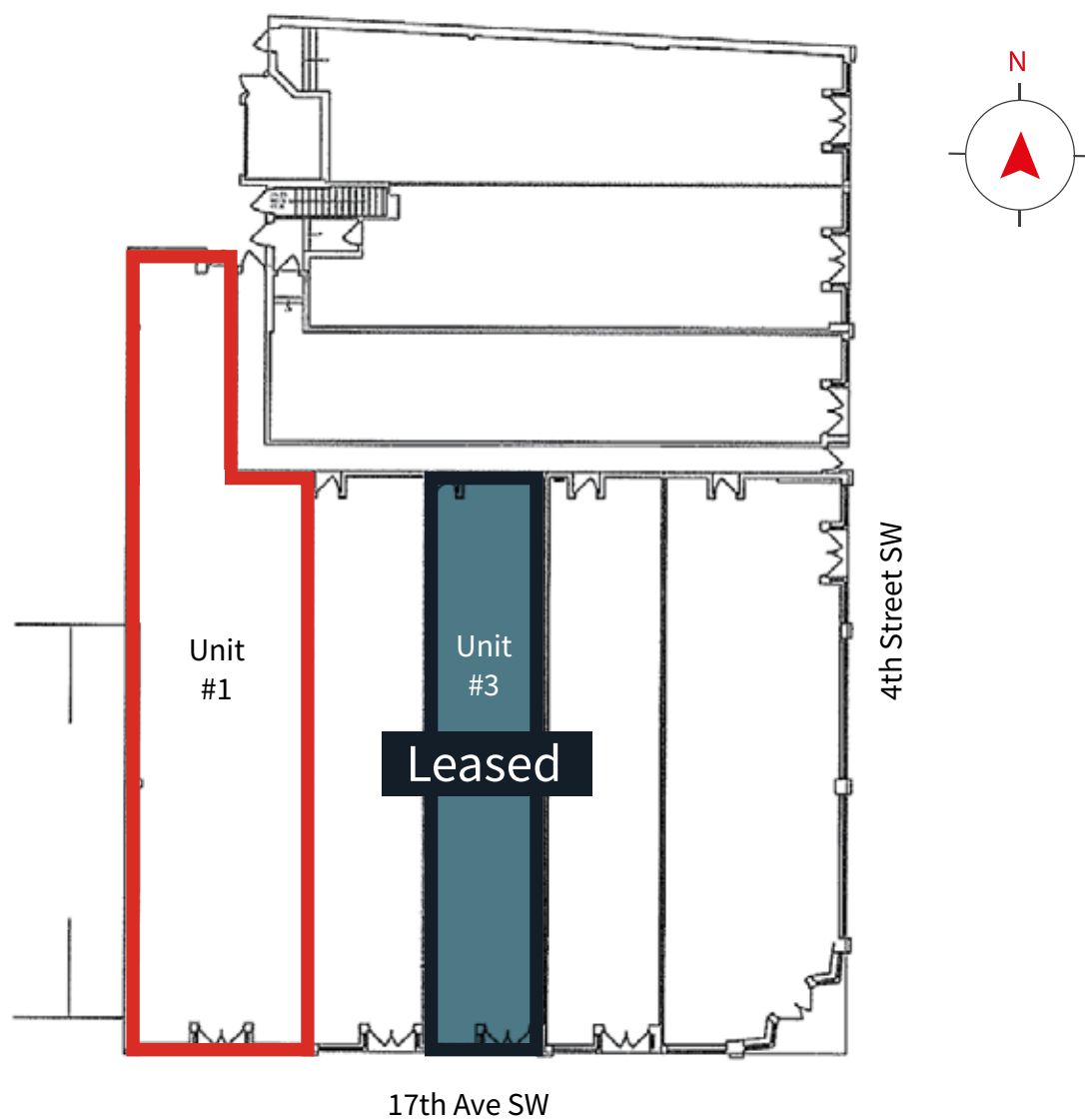


Property Highlights

- Prominent corner retail property at 17th Avenue and 4th Street SW
- Along the 17th Avenue retail corridor
- At the entrance to the Mission business district
- Significant redevelopment activity within the node increasing residential density



Space Details



Available Units	Unit 1: 2,757 SF
	Unit 3: 1,476 SF (Leased)
Asking Rent	Market
Additional Rent	\$24.90 PSF (2025)
Zoning	C-COR1



Demographics

	1km	3km	5Km
Population	13,665	93,815	195,062
Households	7,959	45,567	91,769
Avg. Household Income	\$95,179	\$95,898	\$94,833
Median Age	34.2	35.8	37.3

For more information, please contact:



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