



## For Sublease

835 17th Ave SW  
Calgary, Alberta

- Prime retail destination located on Calgary's "17th Ave" - the entertainment district of the city known for its shops, restaurants, and nightlife.
- Situated at the prominent junction of 17th Avenue and 8th Street SW.
- Unit well-suited for a QSR concept.
- Stretch of 17th avenue sees approximately 23,000 vehicles per day, with the intersection of 17th ave and 8th street experiencing a significant portion of this daily traffic.

**Sublease Area:** 924 SF

**Sublease Base Rent:** Market Sublease Rates

**Additional Rent:** \$39.77 (2025 estimate)

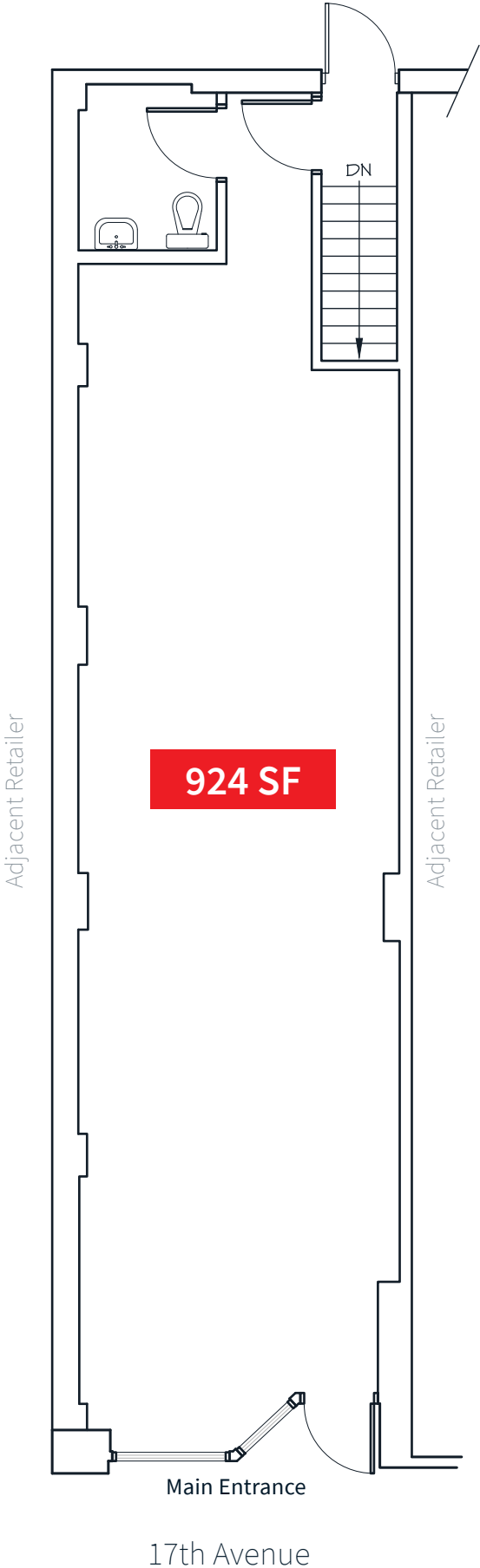
**Sublease Term:** Call for details

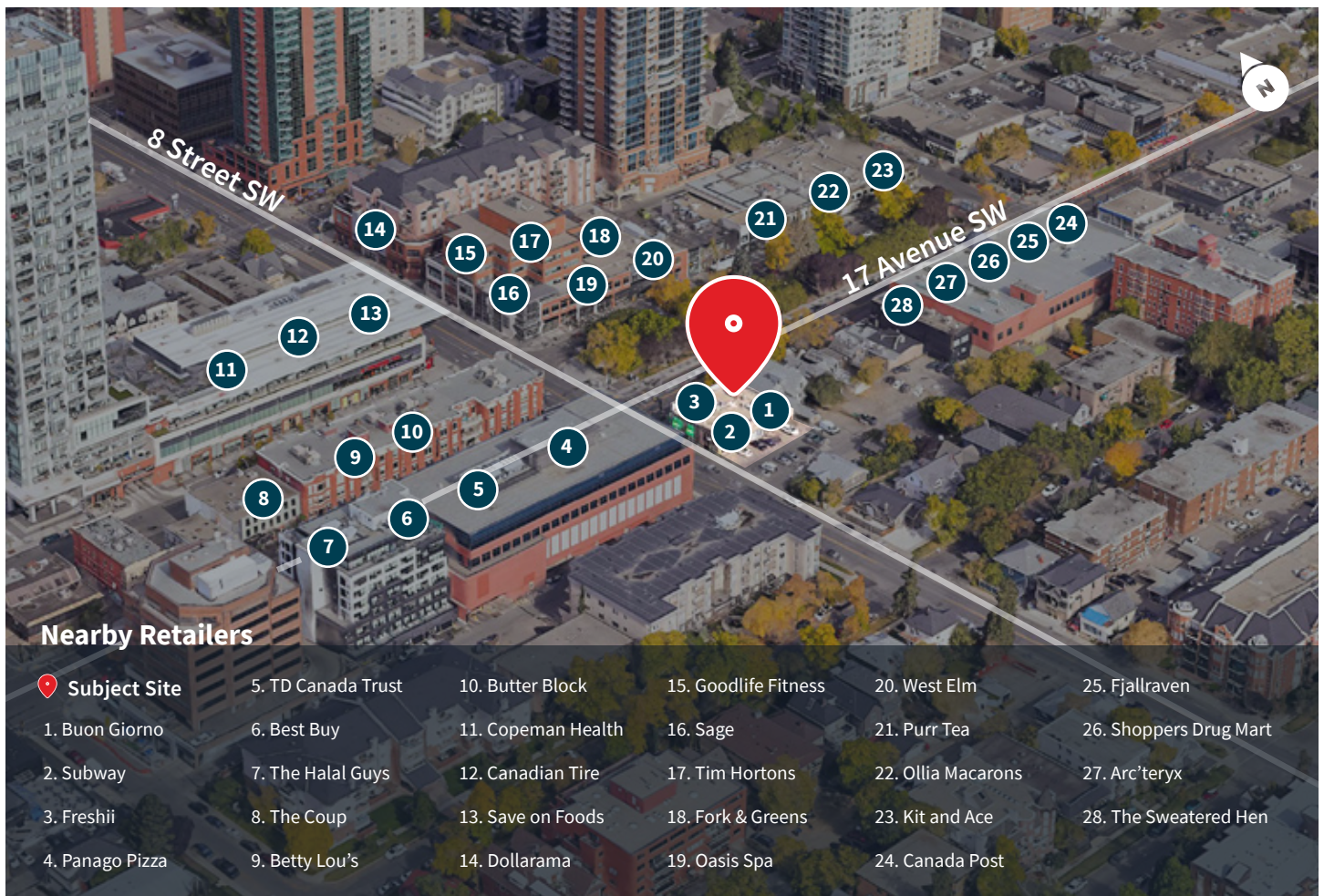
**Availability:** Immediate

**Zoning:** C-COR1



Site Plan





Demographics	1 kilometer	3 kilometers	5 kilometer
Estimated population	34,767	136,520	250,277
Estimated households	21,572	74,696	124,984
Est. Average HH income	\$180,092	\$182,162	\$176,036
Total expenditure (Avg. per household)	\$157,266	\$166,069	\$163,380

For information, please contact:



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