



185  
17 Ave SW  
THE CALGARY LEGAL TEAM

sarinahomes

sense engineering

MAVERICK

1865

JR

· MERCANTILE ·  
REAL ESTATE ADVISORS INC

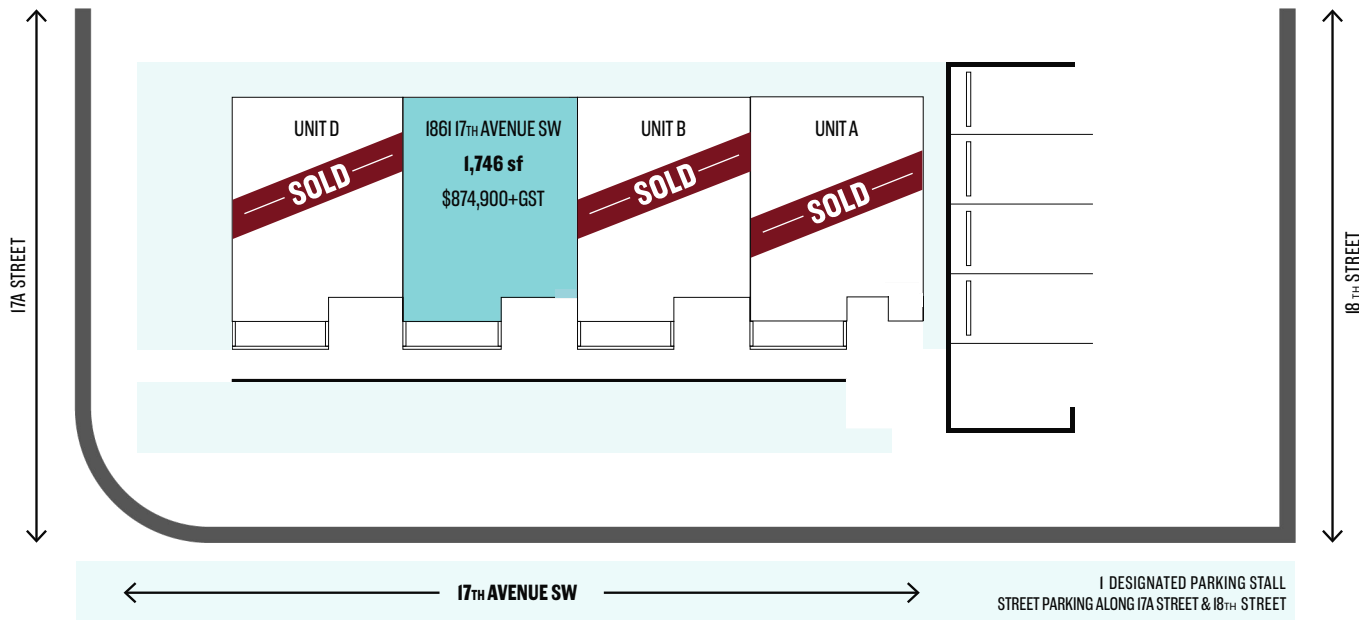
THE LENNON — 1861 17<sup>TH</sup> AVENUE  
SW CALGARY, ALBERTA

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## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> 1861 17 <sup>TH</sup> AVENUE SW	<b>AVAILABLE</b> IMMEDIATELY	<b>TAXES - 2025</b> \$16,250.64 ANNUALLY	<b>CEILING HEIGHT</b> 18 FT FOR UPPER LEVEL	<b>TRAFFIC COUNTS</b> 17 <sup>TH</sup> AVENUE SW AND 17A STREET SW: 19,000 VEHICLES / DAY
<b>AVAILABLE FOR SALE</b> UNIT 3: 1,746 SQ. FT. OVER THREE LEVELS	<b>PARKING</b> ONE DESIGNATED STALL INCLUDED	<b>ZONING</b> MU-1	<b>CONDO FEES</b> (ESTIMATED 2025) \$450 / MONTH	14 <sup>TH</sup> STREET SW AND 16 <sup>TH</sup> AVENUE SW: 25,000 VEHICLES / DAY
<b>OFFERED AT:</b> \$874,900 + GST				

## SITE LAYOUT



## DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2023	17,570	124,622	246,789
<b>GROWTH</b>			
2028	19,582	141,334	280,015
<b>AVERAGE INCOME</b>			
2020	\$102,068	\$152,479	\$145,964
<b>MEDIAN AGE OF POP.</b>			
2020	36.9	37.8	38.5

## GENERAL INFORMATION

OPPORTUNITY TO OWN YOUR PREMISES FOR YOUR BUSINESS OR LEASE TO SOMEONE ELSE AND BECOME A LANDLORD.

PROMOTE YOUR BUSINESS WITH PROMINENT SIGNAGE FRONTING DIRECTLY ONTO POPULAR 17<sup>TH</sup> AVENUE SW.

ZONING PERMITS FOR A WIDE RANGE OF USES INCLUDING BUT NOT LIMITED TO COUNSELLING SERVICE, MEDICAL CLINIC, INSTRUCTIONAL FACILITY, OFFICE, MEDICAL SPAS, LAWYERS, ACCOUNTANTS, CHIROPRACTORS, AND PHYSIO THERAPIST

FULLY FIXTURED SPACE WITH NEWER IMPROVEMENTS

TOP FLOOR LOFT BOAST 18' FLOOR TO CEILING WINDOWS AND 1 PIECE BATHROOM

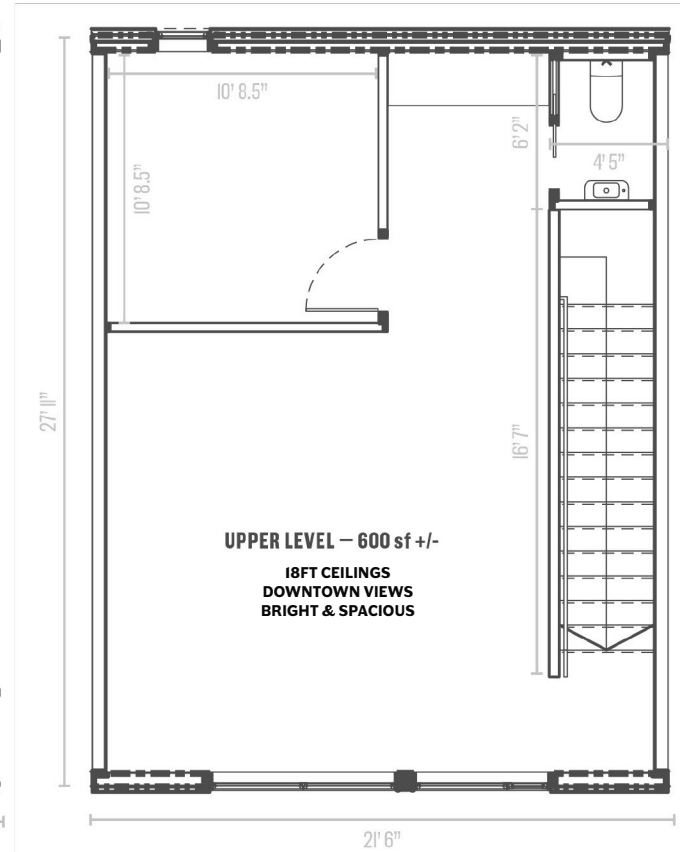
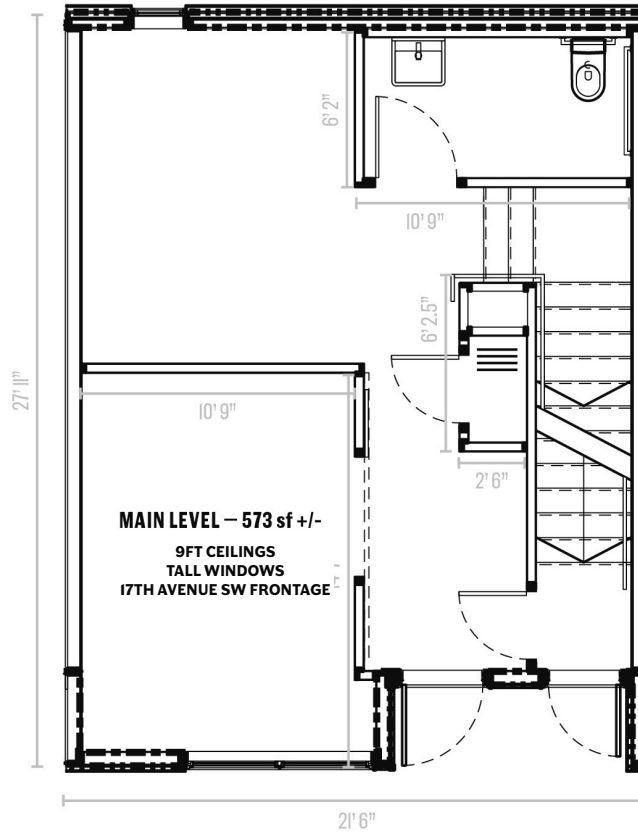
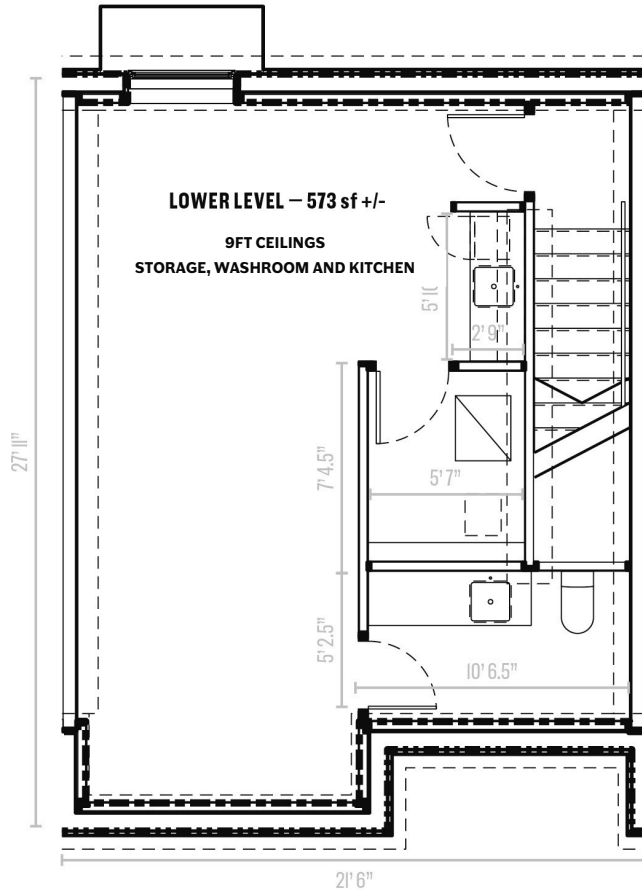
VISIT US  
202, 7710 5<sup>TH</sup> STREET SW  
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## FLOOR PLANS



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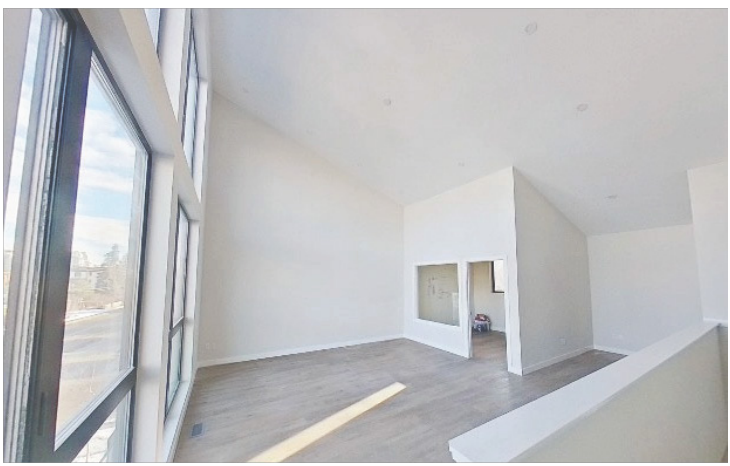
ABOUT THE BUILDER



SARINA HOMES

SARINA HOMES IS A TEAM OF SPIRITED, CREATIVE SOULS WHO HAVE BEEN ADDING TO CALGARY'S VIBRANCY FOR MORE THAN 15 YEARS. WE DESIGN AND BUILD MODERN, INSPIRED, CONNECTED HOMES IN INNER-CITY NEIGHBOURHOODS. FUELLED BY A PASSION FOR PEOPLE AND COMMUNITY, WE BELIEVE THAT THE SMARTER GROWTH MOVEMENT AND INNOVATIVE URBAN DESIGN WILL CONTINUE TO DEFINE US AS ONE OF THE WORLD'S GREATEST CITIES.

VIEW VIRTUAL TOUR HERE:



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