

SECOND FLOOR OPPORTUNITY



505 17TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 505 17 TH AVENUE SW	TAXES \$8.84 / SQ. FT.	ZONING C-CORI
AVAILABLE FOR LEASE 2 ND FLOOR 2,056 SQ. FT.	PARKING 2 STALLS MARKET RATE	TRAFFIC COUNTS 17 TH AVENUE SW AND 4 TH STREET SW: 14,000 VEHICLES / DAY
AVAILABLE IMMEDIATELY	LEASE RATE MARKET	17 TH AVENUE SW AND 2 ND STREET SW: 11,000 VEHICLES / DAY
TERM 5-10 YEARS	OPERATING COSTS \$4.36 / SQ. FT.	

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2022	26,631	117,960	219,798
2027	28,797	129,170	243,360
GROWTH 2022 - 2027	8.13%	9.50%	10.58%
AVERAGE INCOME	\$115,259	\$139,076	\$143,364
MEDIAN AGE OF POP.	35.70	36.90	37.60

GENERAL INFORMATION

WELL-LOCATED WALK-UP SPACE IN THE HEART OF 17TH AVENUE.
WAREHOUSE STYLE GLAZING DRAWS IN NATURAL LIGHT IN A SPACE IDEAL FOR A HAIR SALON OR A FASHION BOUTIQUE.

CITY PLAN



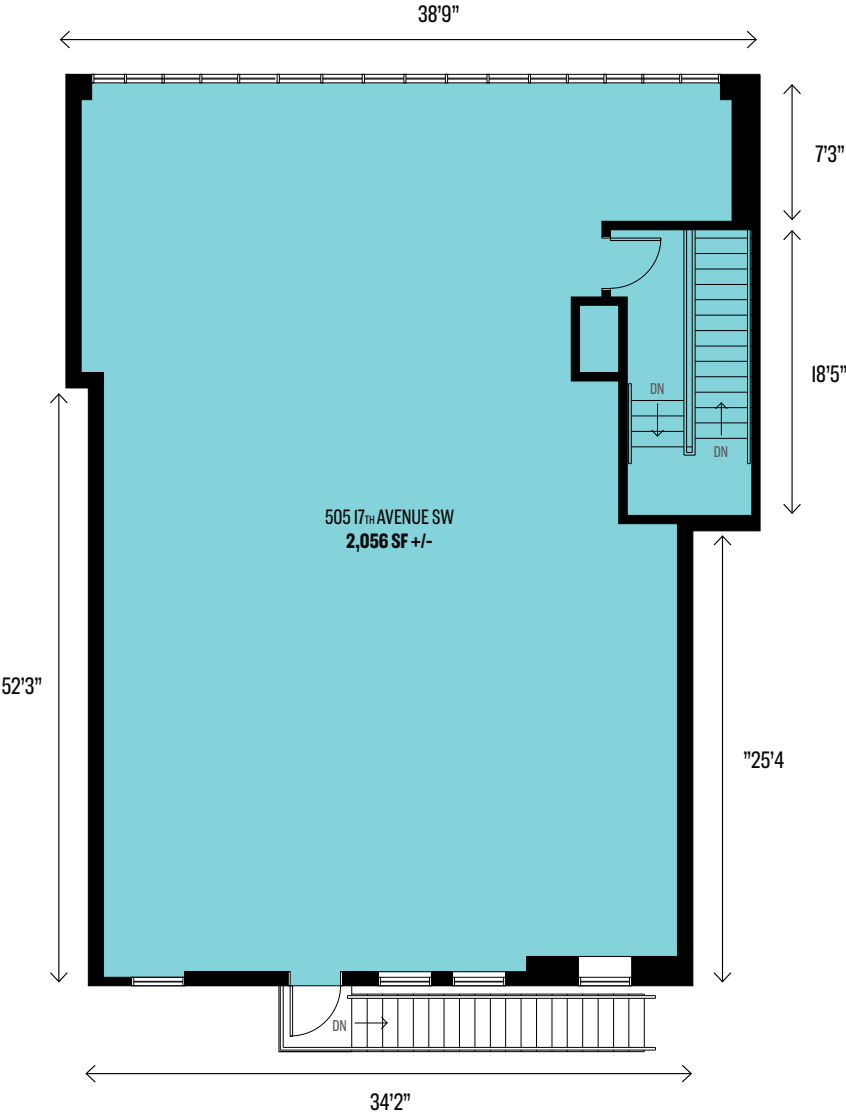
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