

JR

· **MERCANTILE** ·

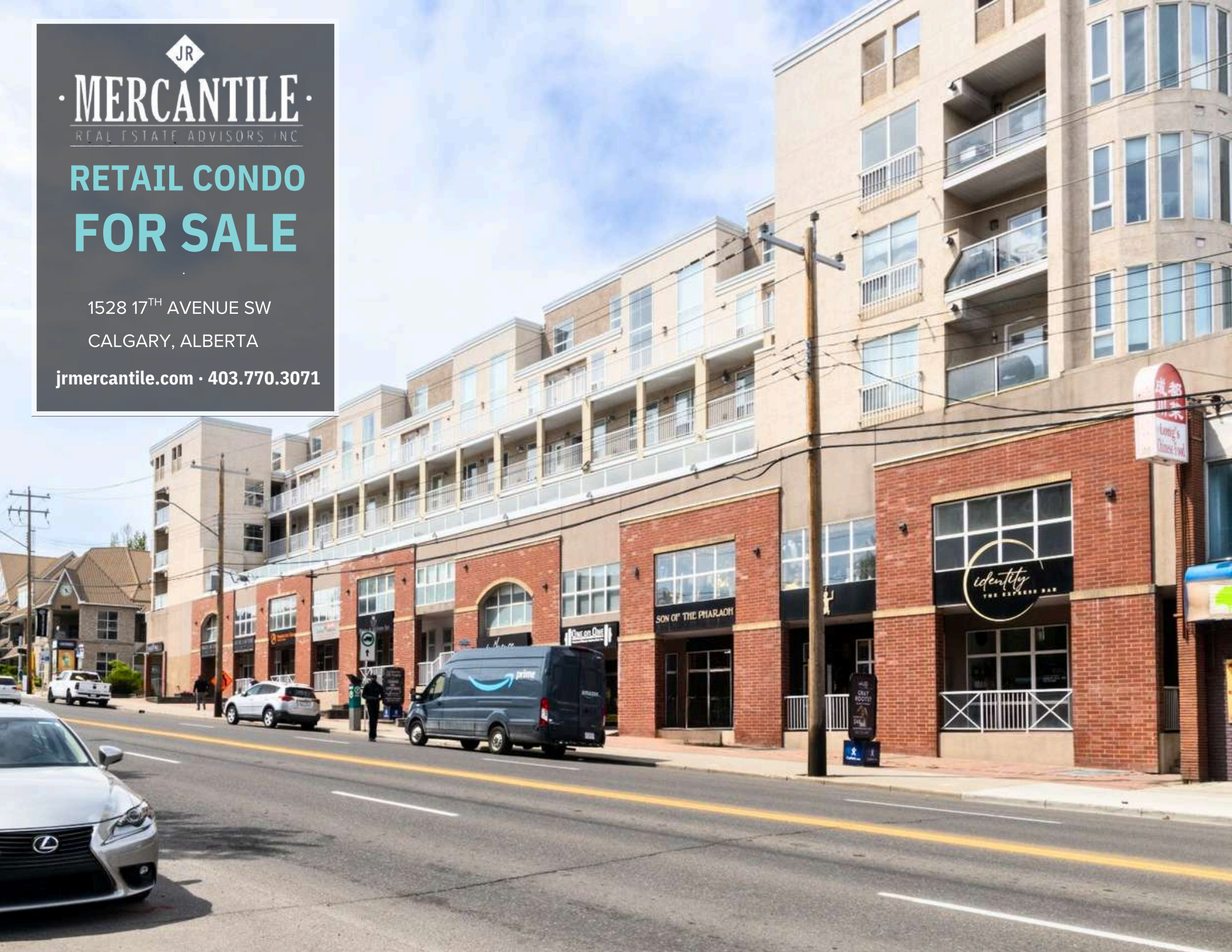
REAL ESTATE ADVISORS INC

RETAIL CONDO FOR SALE

1528 17TH AVENUE SW

CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 1528 17 th Avenue SW	CONDO FEES \$657.05 / MONTH (2025)	TRAFFIC COUNTS 14 TH STREET SW & 16 SW 19,000 VEHICLES / DAY
AVAILABLE FOR SALE • UNIT 115: 2,223 SQ.FT. +/-	YEAR BUILT 2000	14 TH STREET SW & 16 AVE SW S 25,000 VEHICLES / DAY
SQ.FT. DISTRIBUTION • MAIN FLOOR: ◦ 1,430 SQ.FT. +/- • MEZZANINE: ◦ 793 SQ.FT. +/-	ZONING C-COR1	AVAILABLE IMMEDIATELY
SALE PRICE \$845,000 + GST	PARKING TWO RESERVED TITLED UNDERGROUND PARKING STALLS AND AMPLE PUBLIC VISITOR STALLS	PROPERTY TAXES 2026: \$14,433.71 (ESTIMATED)

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	70,560	244,956	601,426
2028	79,626	278,276	680,638
ANNUAL GROWTH			
2023 - 2028	2.6%	2.7%	2.6%
AVERAGE INCOME			
2023	\$136,508	\$145,031	\$137,297
MEDIAN AGE OF POP.			
2023	37.2	38.5	39.6

GENERAL INFORMATION

PROMINENT 17TH AVENUE RETAIL OPPORTUNITY | 2,223 SF ± | AVAILABLE IMMEDIATELY. POSITION YOUR BUSINESS IN ONE OF CALGARY'S MOST RECOGNIZED RETAIL CORRIDORS WITH THIS HIGH-EXPOSURE 17TH AVENUE SW LOCATION. FRONTING DIRECTLY ONTO 17TH AVENUE, THIS UNIT BENEFITS FROM STRONG DAILY TRAFFIC COUNTS AND EXCEPTIONAL VISIBILITY IN A VIBRANT, HIGH-INCOME TRADE AREA.

THIS 2,223 SF ± SPACE IS IMPROVED AND THOUGHTFULLY DESIGNED, FEATURING A FUNCTIONAL MEZZANINE LEVEL AND EXTENSIVE PLUMBING INFRASTRUCTURE THROUGHOUT—IDEAL FOR WELLNESS, PERSONAL SERVICES (EXCLUDING AESTHETICS), OR SPECIALTY RETAIL USERS BENEFITING FROM MULTIPLE POINTS OF PLUMBING.

THE LAYOUT INCLUDES APPROXIMATELY 1,430 SF ± ON THE MAIN FLOOR AND 793 SF ± ON THE MEZZANINE, OFFERING FLEXIBILITY FOR RETAIL DISPLAY, TREATMENT ROOMS, OFFICES, OR STORAGE. VISITORS WILL APPRECIATE ABUNDANT STREET PARKING ALONG 17TH AVENUE, AS WELL AS CONVENIENT ACCESS TO UNDERGROUND PARKADE STALLS AND AMPLE PUBLIC VISITOR PARKING. ZONED C-COR1 AND AVAILABLE IMMEDIATELY, THIS OPPORTUNITY PROVIDES A TURNKEY SOLUTION IN A HIGHLY SOUGHT-AFTER URBAN LOCATION WITH STRONG SURROUNDING DEMOGRAPHICS AND STEADY TRAFFIC FLOW.

ABOUT JR MERCANTILE REAL ESTATE ADVISORS INC.

JR MERCANTILE IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY. ALTHOUGH WE'RE KNOWN FOR OUR INNER-CITY EXPERTISE IN RETAIL AND RESTAURANTS, WE SUPPORT CLIENTS WITH A DIVERSE RANGE OF COMMERCIAL AND DEVELOPMENT PROPERTIES ACROSS ALBERTA.

WHY CHOOSE US AS YOUR PREFERRED COMMERCIAL REAL ESTATE ADVISOR? A KEY REASON YOU WORK WITH US IS BECAUSE WE DON'T OVER-EXTEND OUR TEAM. BY LIMITING OUR NUMBER OF ENGAGEMENTS, WE MAINTAIN OUR CUSTOMER SERVICE STANDARDS. AS A RESULT, WE'RE ABLE TO COMMIT THE TIME NEEDED TO SUPPORT YOU AND GET THE JOB DONE RIGHT.

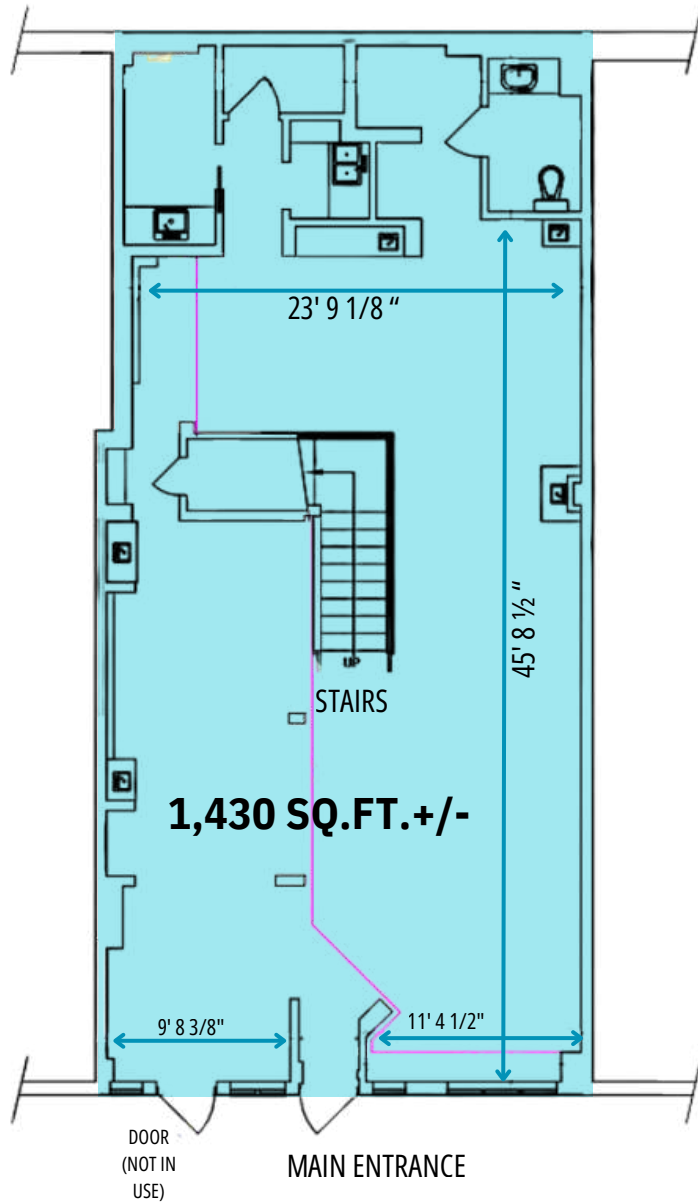


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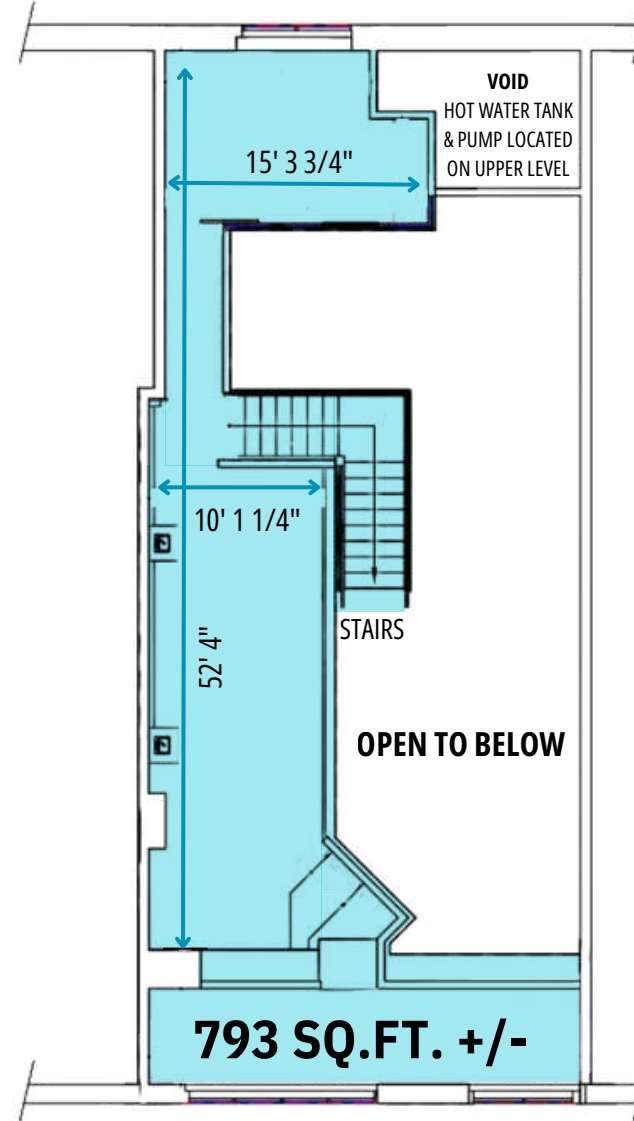
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MAIN FLOOR



MEZZANINE



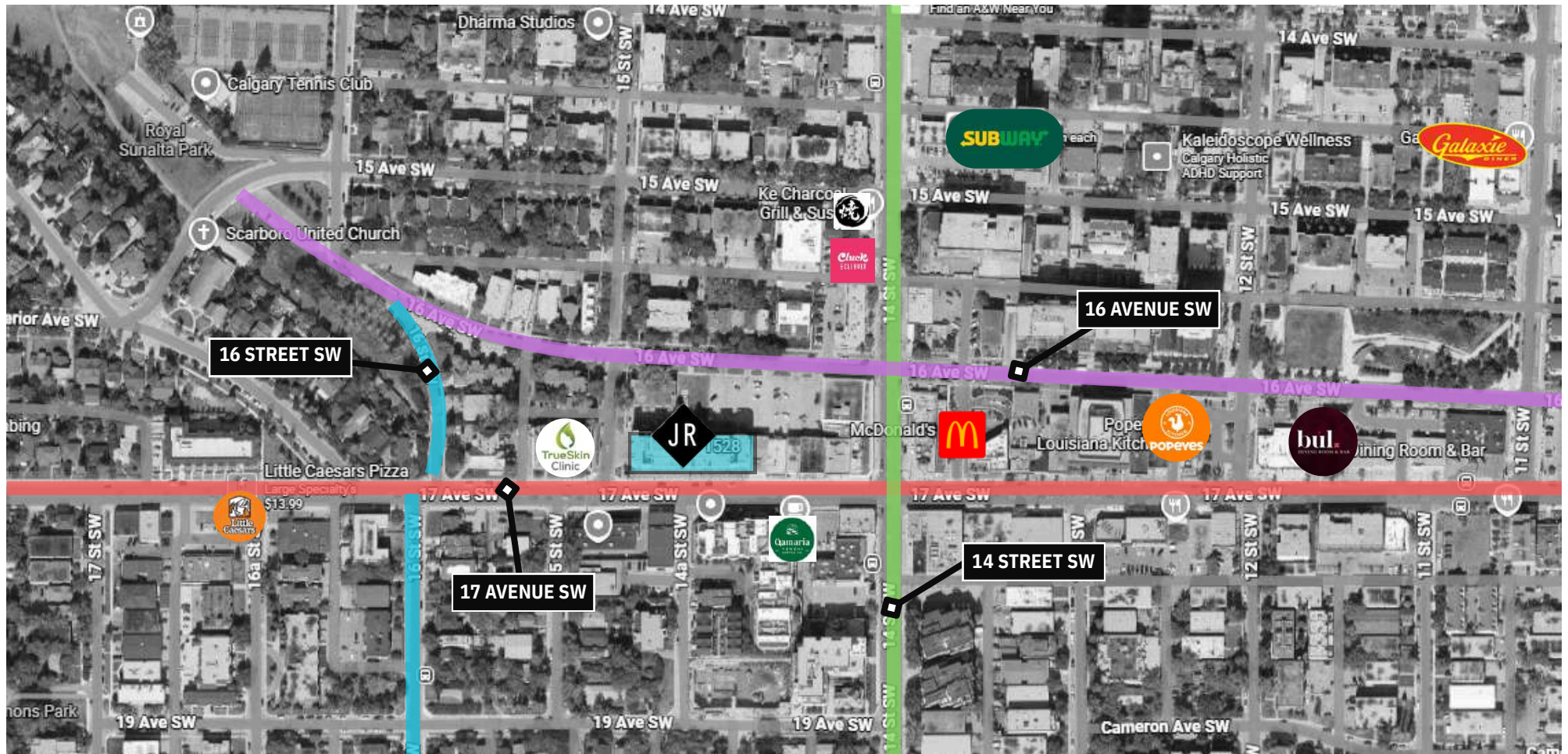
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SURROUNDING AMMENITIES



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