

RETAIL SPACE FOR LEASE

Bella Vista

1451 17 AVENUE SW
CALGARY, AB

**6 MONTHS
FREE RENT**
CONDITIONS APPLY



Property Highlights

CRU #3: 2,136 SF

CRU #4: 2,133 SF

Contiguous to 4,269 SF

Available Spaces

Market

Lease Rates

\$16.55 psf

Op Costs (est 2025)

Immediately

Availability

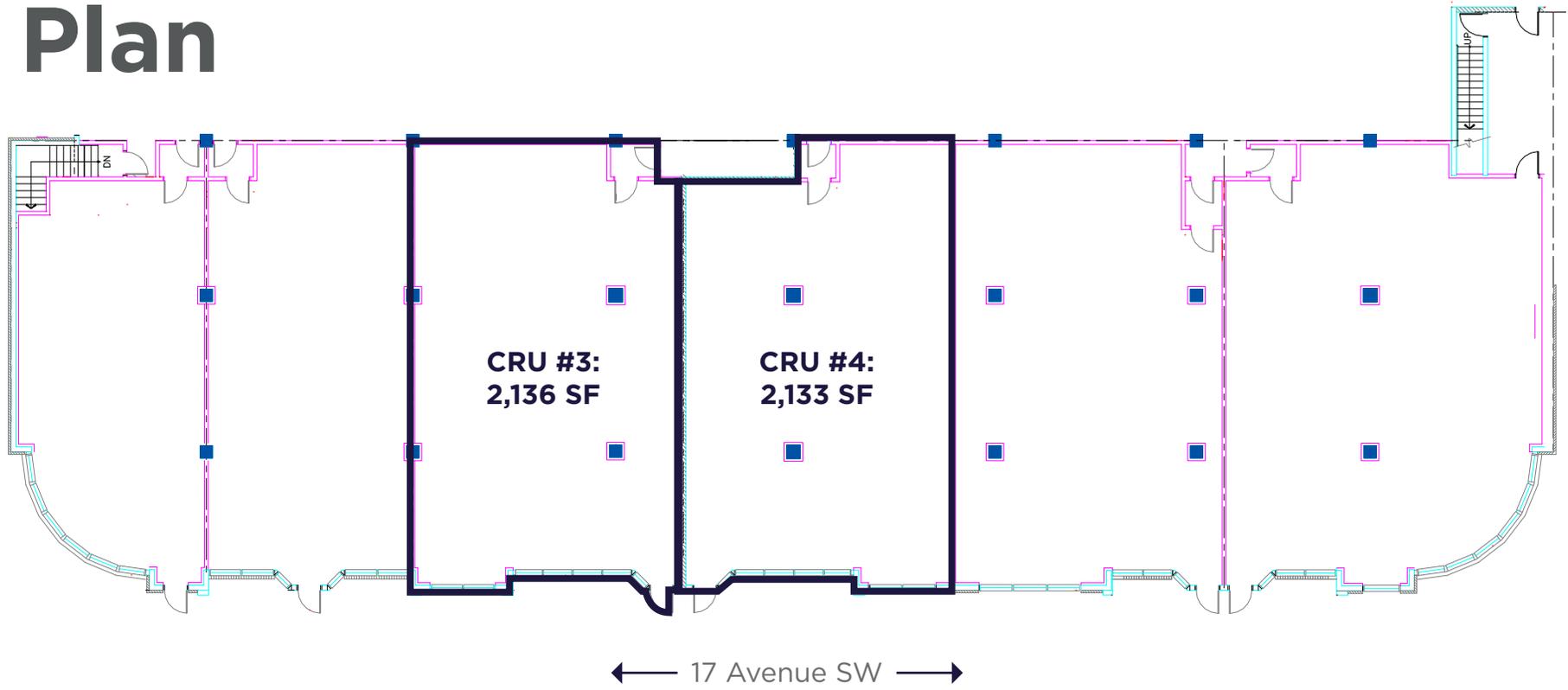
Available

Parking & Signage



- **6 MONTHS FREE RENT** (conditions apply)
- Prime retail location along high-traffic 17 Avenue SW, one of Calgary's busiest and most vibrant commercial corridors.
- 22 free underground parking stalls available for customers.
- Surrounded by a diverse mix of restaurants, cafés, boutiques, and services, driving consistent foot traffic.
- Excellent visibility and signage opportunity.
- Convenient access to public transit and major roadways.
- Services the communities of Beltline, Lower Mount Royal, Bankview, and Sunalta.

Site Plan



Bella Vista

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