

RETAIL SPACE FOR LEASE

Bella Vista

1451 17 AVENUE SW
CALGARY, AB

**6 MONTHS
FREE RENT**

CONDITIONS APPLY



**CUSHMAN &
WAKEFIELD**

Property Highlights

CRU #3: 2,136 SF

Premises

Immediately

Availability

5-10 Years

Term

Market

Lease Rates

\$16.55 psf

Op Costs (est 2025)

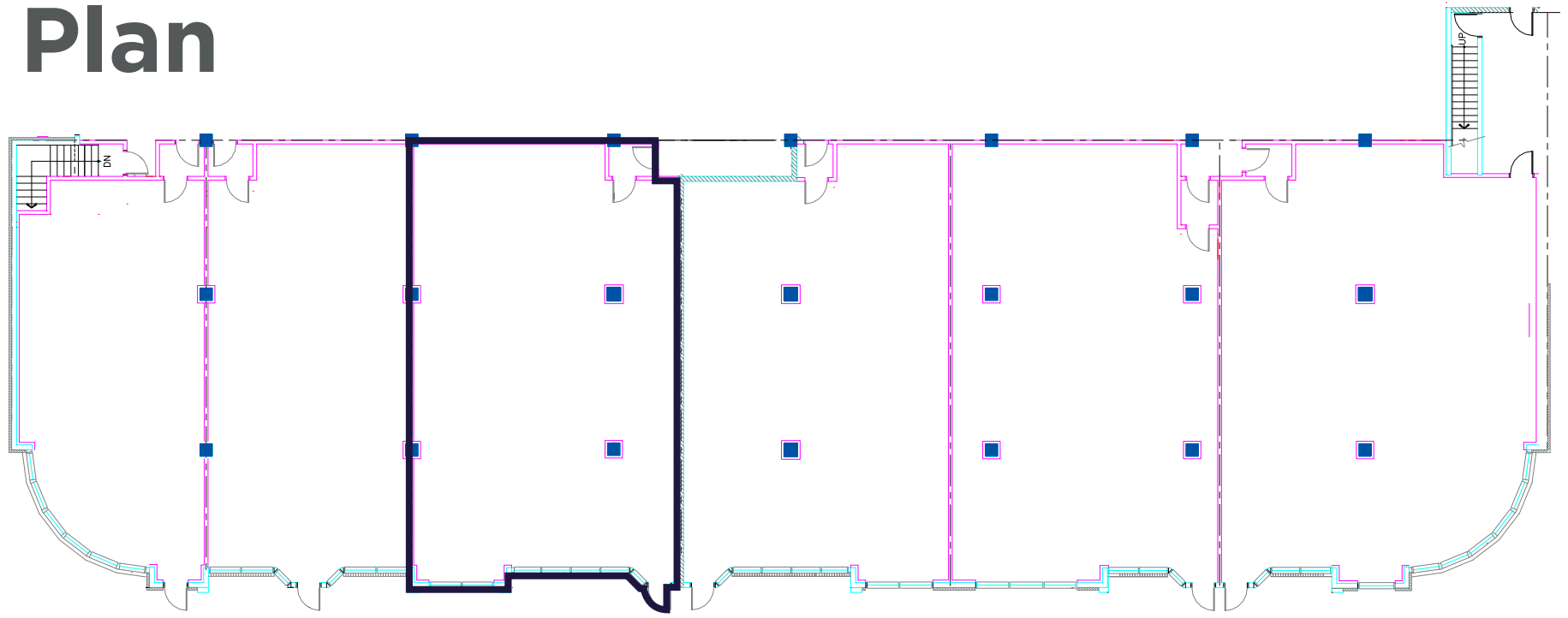
Available

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.

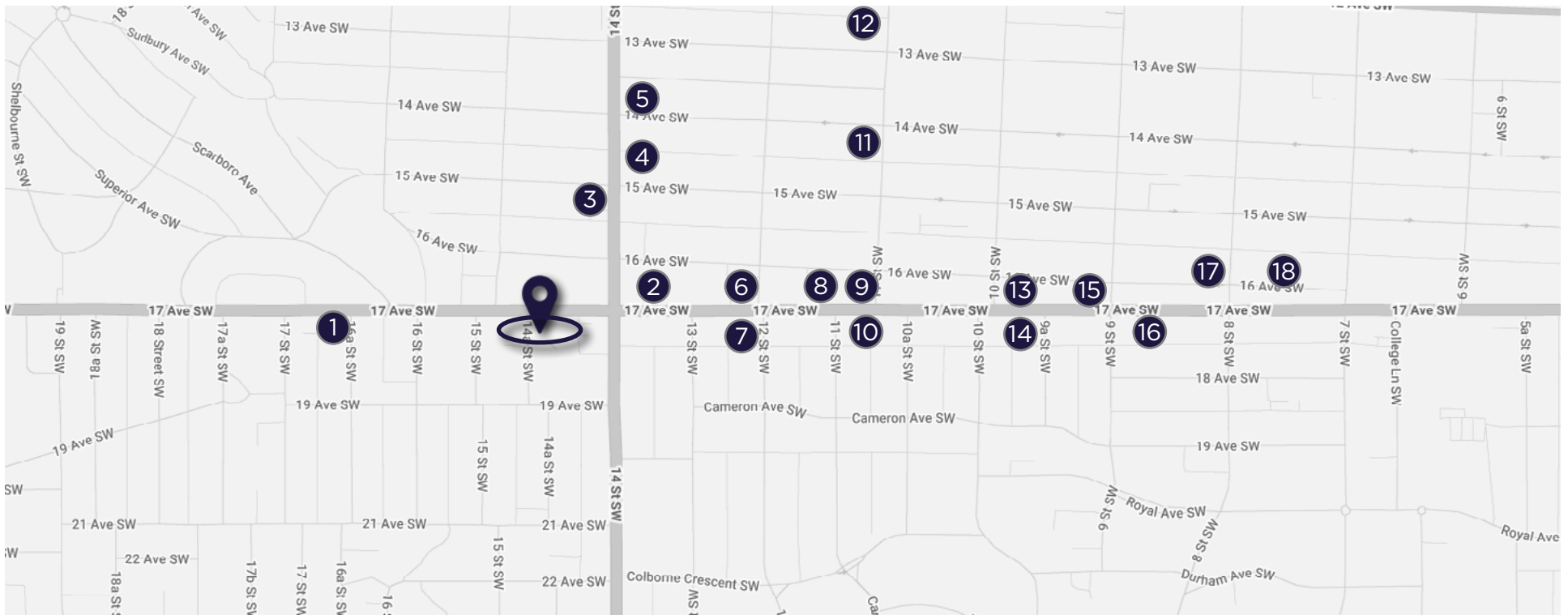
Site Plan



← 17 Avenue SW →



- | | | | |
|----------------------------|--------------------|------------------------|----------------------|
| 1 Little Caesars, Circle K | 6 Popeyes | 11 Galaxy Diner | 16 BMO, Domino's |
| 2 McDonalds | 7 Chilitos Taberna | 12 Tim Hortons | 17 Starbucks, |
| 3 Cluck N Cleaver | 8 CIBC | 13 Rexall, Pizza Hut | Canadian Tire |
| 4 Subway, Pizza 73 | 9 Papa Johns | 14 Made by Marcus | 18 Tim Hortons, Fire |
| 5 A & W | 10 Fushion Sushi | 15 Whiskey Rose, Maven | N Ice, Freshslice |



About the
Area

8

minutes to
Trans-Canada Highway

10

minutes to
Downtown Calgary

25

minutes to
Calgary Int'l Airport

Bella Vista

1451 17 AVENUE SW
CALGARY, AB

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