

RETAIL SPACE FOR LEASE



BELLA VISTA

1451 17 AVENUE SW



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

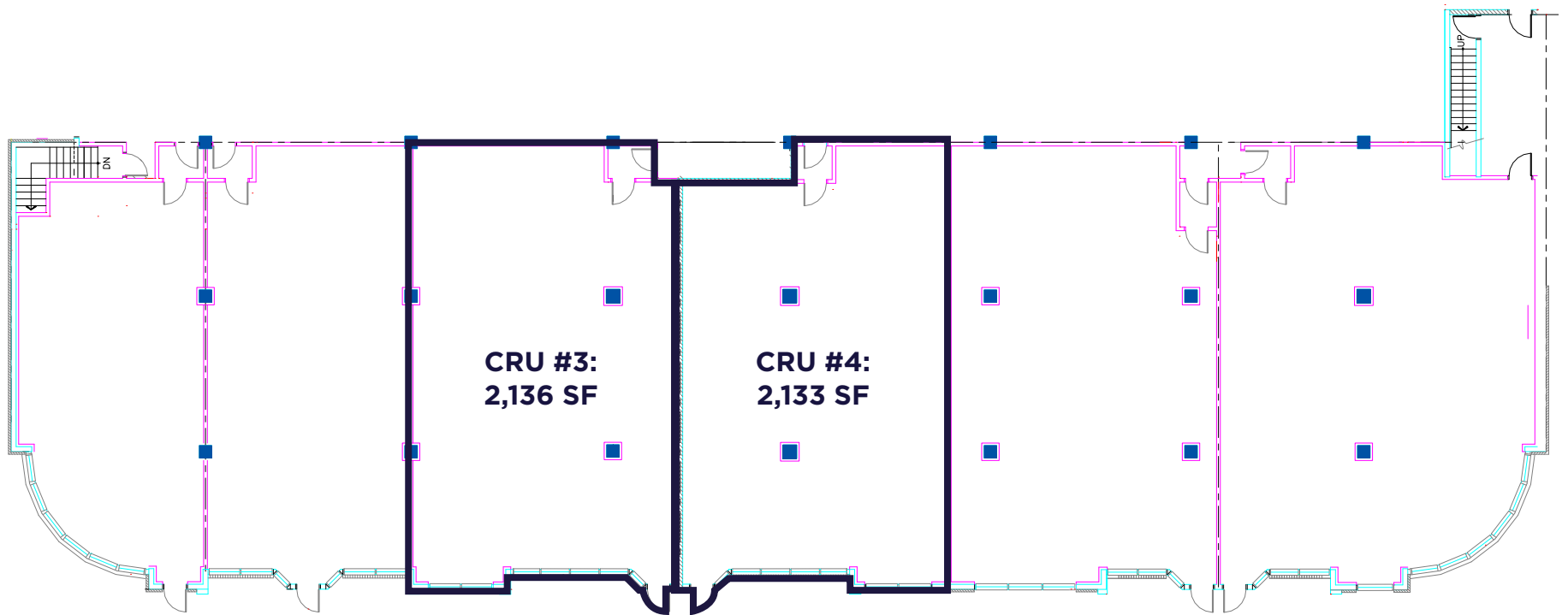
Availability

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.

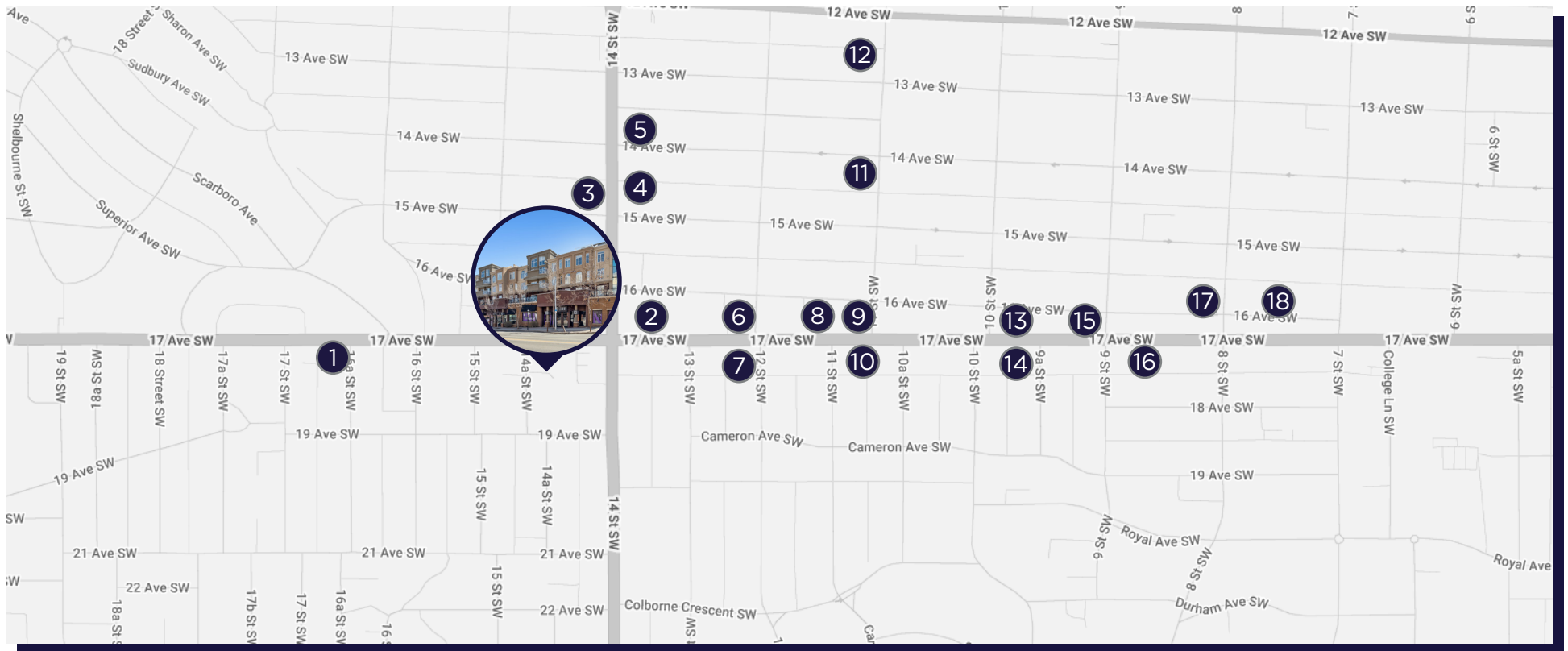
Site Plan



← 17 Avenue SW →



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



About the Area

8

minutes to
Trans-Canada Highway

10

minutes to
Downtown Calgary

25

minutes to
Calgary Int'l Airport

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For more information, contact:

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