

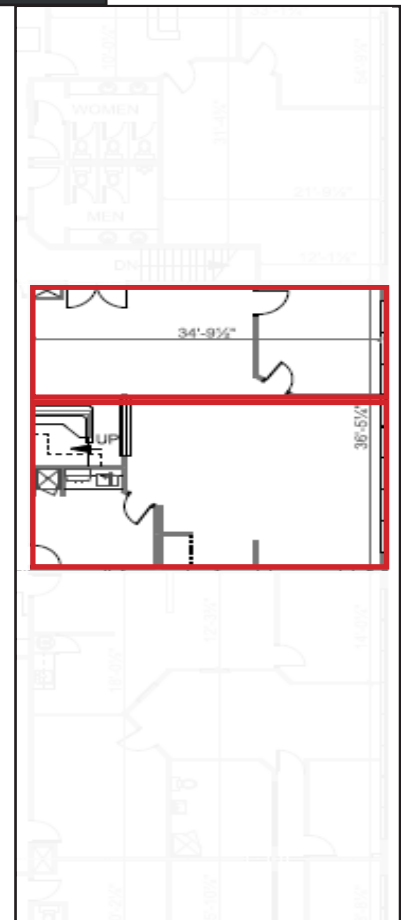
# 5701 17 Avenue SE



## For Lease Second Floor Units Available

### Property Features

- Unit 250:** 484 Sq.Ft.
- Unit 255:** 1,146 Sq.Ft.  
Can be combined for a total of 1,630 Sq.ft.
- Parking:** Ample
- Zoning:** C-COR 3- Commercial Corridor  
Permitted uses such as: Artist's Studio, Fitness Centre, Instructional Facility and Office
- Asking Rate:** Market
- Op Costs:** \$9.00/Sq.Ft.  
Utilities included
- Fascia Sign:** \$50.00/month/side
- Possession:** Immediate
- Location:** Located on International Avenue near BRT and major arteries



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