

# 5701 17 Avenue SE



## For Lease

### Property Features

- Unit 150:** 2,848 Sq.Ft.  
1 Drive-In Loading (10' x 12')
- Unit 250:** 484 Sq.Ft.
- Unit 255:** 1,146 Sq.Ft.  
Can be combined for a total of 1,630 Sq.ft.

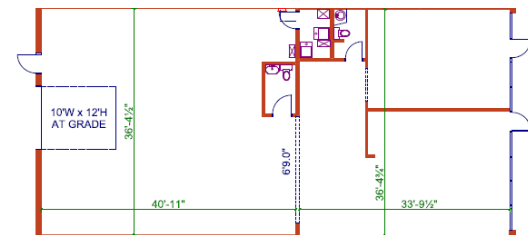
- Parking:** Ample
- Zoning:** C-COR 3- Commercial Corridor  
Permitted uses such as: Artist's Studio, Fitness Centre, Instructional Facility and Office

- Asking Rate:** Market
- Op Costs:** \$9.00/Sq.Ft.  
Utilities included
- Fascia Sign:** \$50.00/month/side

- Possession:** Immediate

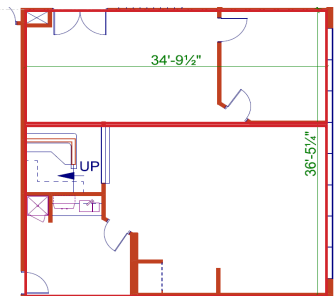
- Location:** Located on International Avenue near BRT and major arteries

**Unit 150**



**Unit 250**

**Unit 255**



**Mike Blayney** - Associate Broker  
mike@cmsrealestateltd.com  
403-969-7355



**CMS Real Estate Ltd.**

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com