

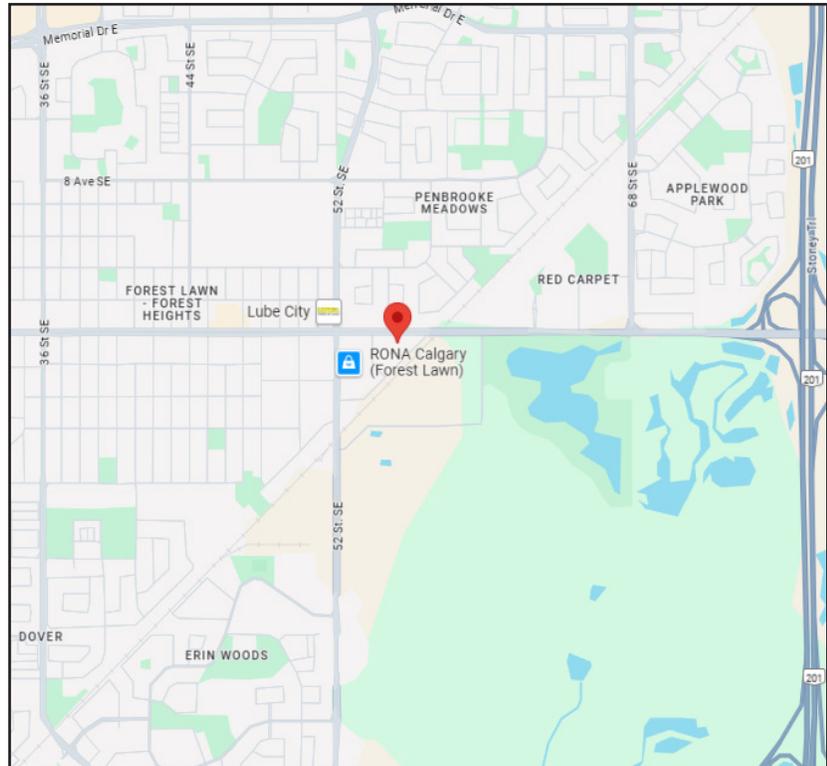
# 5701 17 Avenue SE



## For Lease

### Property Features

- Unit 150:** 2,848 Sq.Ft.  
1 Drive In Loading (10' x 12')
- Unit 225:** 567 Sq.Ft.  
**Unit 235:** 807 Sq.Ft.  
**Unit 255:** 1,146 Sq.Ft.
- Zoning:** C-COR 3- Commercial Corridor  
Permitted uses: Artist's Studio, Fitness Centre, Instructional Facility and Office
- Parking:** Ample
- Asking Rate:** Market  
**Op Costs:** Main Floor: \$9.00/Sq.Ft.  
2nd Floor: \$10.00/Sq.Ft.  
Utilities included
- Fascia Sign:** \$50.00/month/side
- Possession:** Immediate
- Location:** Located on International Avenue near BRT and major arteries



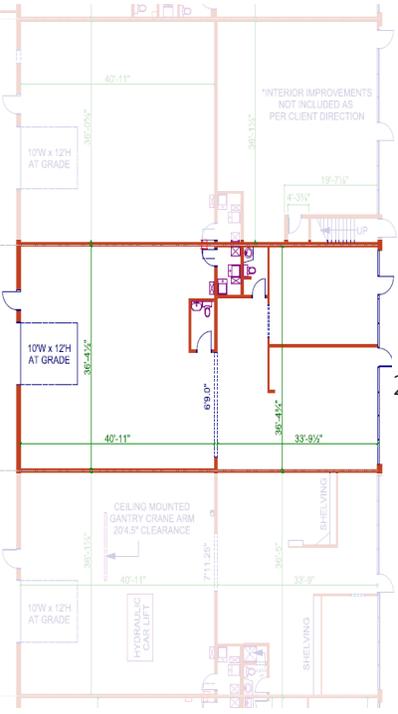
**Mike Blayney** - Associate Broker  
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403-969-7355



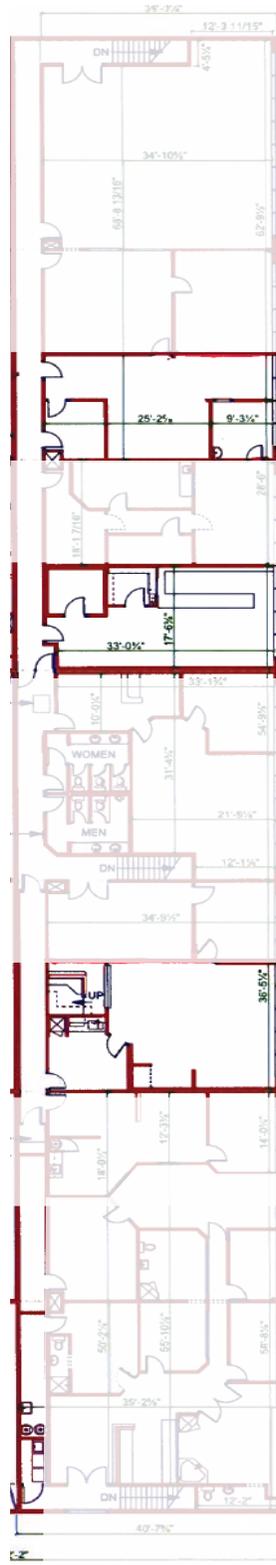
### CMS Real Estate Ltd.

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403-291-0425 www.cmsrealestateltd.com

# 5701 17 Avenue SE



**Unit 150**  
2,848 Sq.Ft.



**Unit 225**  
567 Sq.Ft.

**Unit 235**  
807 Sq.Ft.

**Unit 255**  
1,146 Sq.Ft.



**Unit 225**



**Unit 150**



**Unit 235**

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