

204, 136 17 Avenue NE



FOR LEASE

2nd Floor Office Space

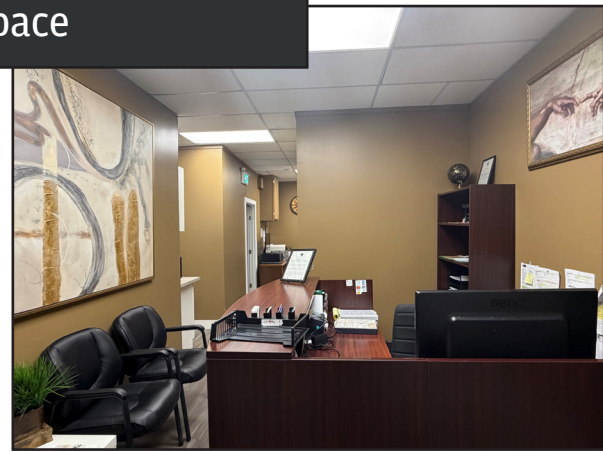
Property Features

Second Floor Office: 1,355 sq.ft.

Parking: Assigned - 2 Stalls
Zoning: DC (Pre IP2007)
Currently approved for: Medical Clinic, Commercial School, Personal Services, Office

Asking Rate: Market
Op Costs: \$15.00/sq.ft.

Location: Tuxedo Park - One block off of 16th Avenue, Centre Street North and the proposed LRT Greenline. Easy access to Deerfoot Trail and Edmonton Trail. 8 minutes to City Centre.



CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM
403-291-0425
gm@cmsrealestateltd.com

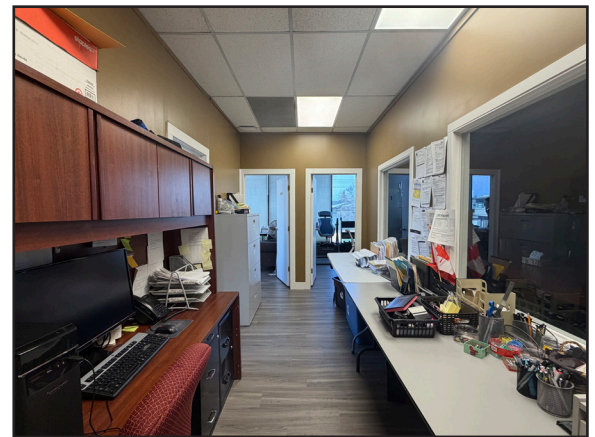
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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."
The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

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FLOOR PLAN



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