

FOR LEASE

3012 to 3200 17th Avenue SE
Calgary, Alberta

RETAIL SPACE

FOR FURTHER
INFORMATION,
PLEASE CONTACT

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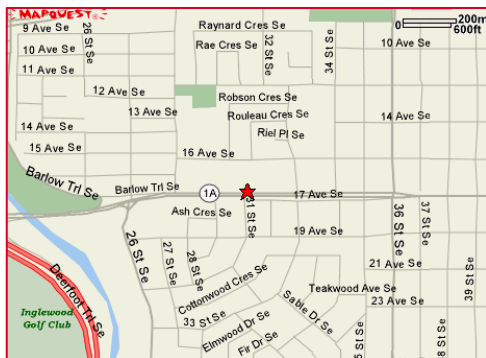
For Lease

Prime retail space with high visibility and traffic exposure with easy access to Deerfoot Trail, 17th Avenue, and Barlow Trail.

High volume of National Tenants

Property Highlights

- Traffic flow 45,000 per day
- Part of International Avenue Business revitalization zone
- Next to busiest Co-op in SE Calgary
- National Tenants include
 - TD Bank
 - Shoppers Drug Mart
 - Rogers Video
 - Co-op
 - UPS Store
 - The Source
 - Mac's convenience store
- Ample Parking



NAI Commercial
Commercial Real Estate Services, Worldwide.

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Leasing Information

Vacant Area:

A: 1644 square feet

B: 4165 square feet – Medical or Office

C: 500-1000 square feet - Office

D: 1073 square feet

E: 2033 square feet

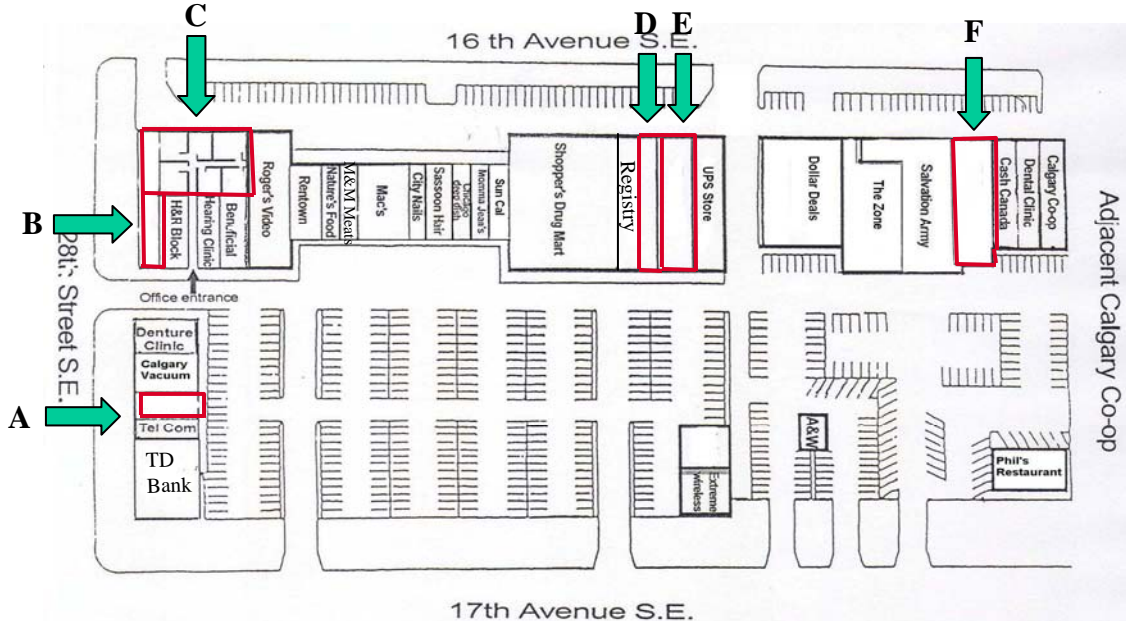
F: 6218 square feet – Available Nov. 1, 2007

Lease Rate:

Market Rates

Operating Costs:

\$6.25 per square foot (2007)
(excluding utilities)



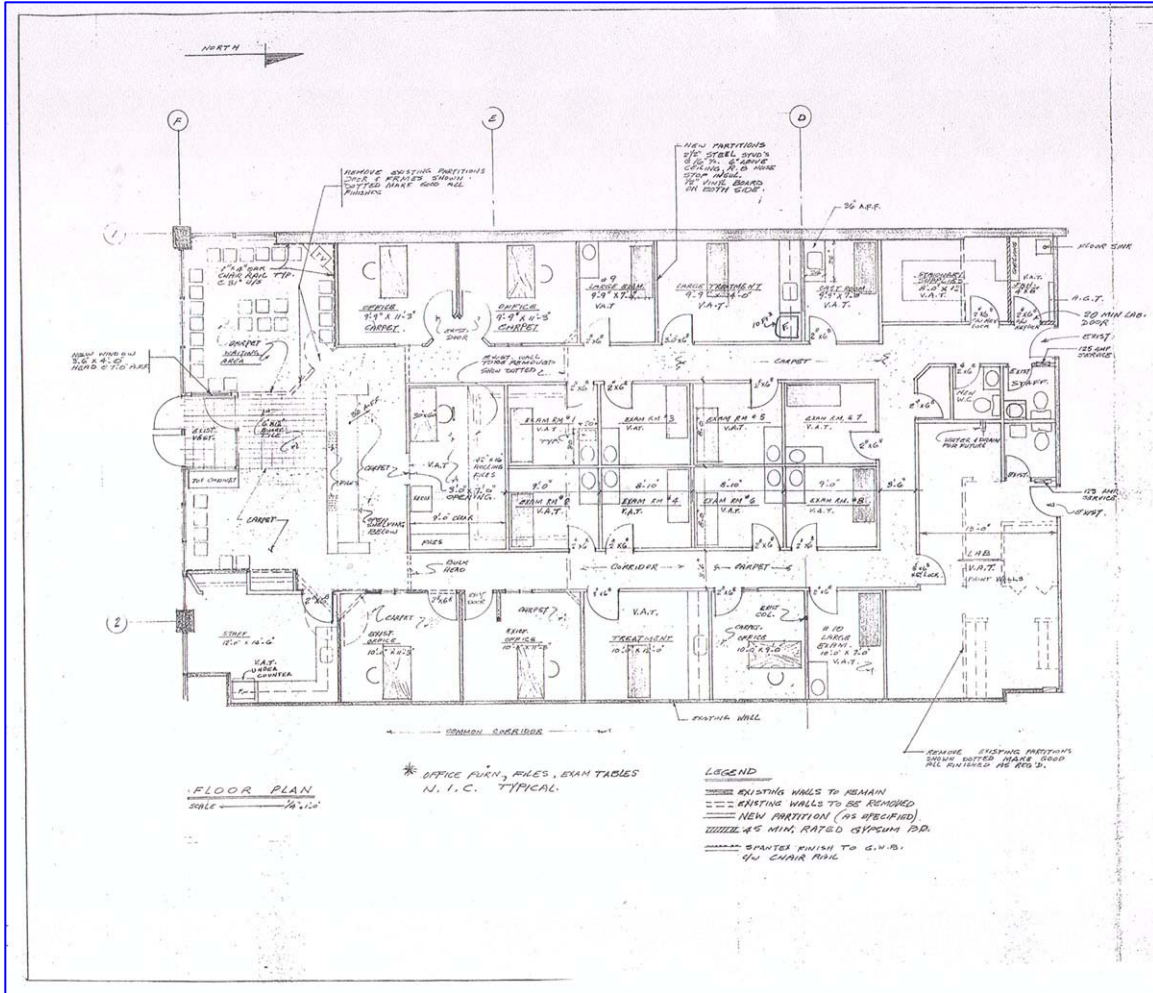
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 RETAIL

Floor Plan for former Medical Facility



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