



HIGH-TRAFFIC LOCATION ON
17TH AVENUE SW



FOR LEASE
STREET-FRONT RETAIL

**341 17th
Avenue SW**
Calgary

Talha Niazi

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1,715 SQ.FT. AVAILABLE IMMEDIATELY





www.barclaystreet.com

LOCAL EXPERTISE MATTERS



THE BELTLINE is one of Calgary's most densely populated and urban communities. A mix of residential and commercial, it has the reputation of being one of Calgary's most recognizable area for eclectic night-life, restaurants and urban culture.

24,887

Beltline Population (2018)

The Beltline is the fastest growing neighbourhood in Calgary in 2018.

400+

Unique shops and services on 17th Avenue SW

Boutique shops, fine-dining restaurants, lively lounges and cafes on 17th Avenue create one of Calgary's most popular lifestyle destinations.

50+

Restaurants on and around 4th Street SW

Known as Calgary's Restaurant Row, 4th Street boasts restaurants from countries all over the world. There are dining, shopping, entertainment, art, medical services, business services, and a hip young exciting energy.



10,000
vehicles daily
on 17th Ave SW

Pylon
signage
available

SIGNAGE

Exquisite
New A-Spa
SUCRÉ
Café
Calgary's Best Breakfast

PROPERTY INFORMATION

MUNICIPAL ADDRESS:

341 17th Avenue SW, Calgary

AVAILABLE FOR LEASE:

1,715 sq. ft. – street front retail

AVAILABILITY: Immediately

PARKING: 2 stalls

OP. COSTS AND TAXES:

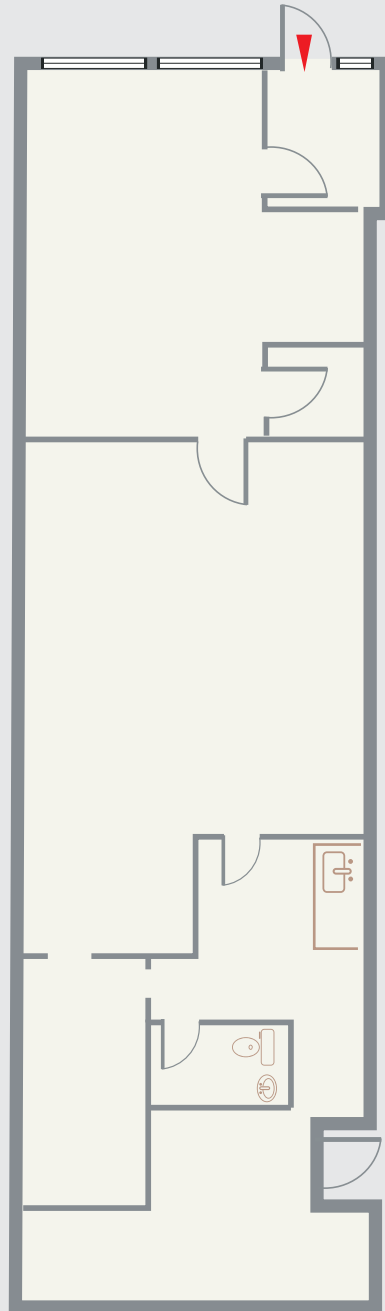
\$13 per sq. ft. (est., 2018)

NET RENT: Market

 TRAFFIC COUNT

10,000 vehicles daily

17th AVENUE SW



Adjacent tenant – Exquisite Nail Spa

Adjacent tenant – Sucré Body Sugaring Boutique



Floorplan is subject to verification



FOR MORE INFORMATION OR
TO VIEW, PLEASE CONTACT:

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