

BELTLINE RETAIL BUILDING FOR SALE / LEASE

1428 17th Avenue SW
Calgary



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LOCAL EXPERTISE MATTERS

CELEBRATING

50
YEARS

1973-2023

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Excellent opportunity to implement your own concept in this multi-level building situated on 17th Avenue SW and 14th Street SW, the most prominent retail corridor in the city. Recent building upgrades total approximately \$90,000.


Traffic Counts
21,000
 14 STREET SW
13,000
 17 AVENUE SW

As a previous restaurant use, the building had an occupancy of 253 people between the main and second floor. With the rooftop allowing 110 people, the total building occupancy is over 360 people. The property may be utilized as a restaurant OR has the potential to be repurposed to suit a variety of other retail opportunities.

1428 17th Avenue SW experiences an immense amount of both vehicular and foot traffic.



PROPERTY INFORMATION

ADDRESS: 1428 17th Avenue SW, Calgary

LEGAL DESCRIPTION: Plan A.1; Block 116; Lot B. Those portions of Lots 1 and 2 which lie to the south of a line drawn parallel with the southern boundaries of said Lots 1 and 2 through a point on the eastern boundary of said Lot 2, distant 97 feet, 4 inches south from the northeast corner of said Lot 2.

YEAR OF CONSTRUCTION: 2013

SITE SIZE: 4,933 sq. ft.

FRONTAGE: » 14th Street SW: 85 ft
 » 17th Avenue SW: 55 ft

BUILDING SIZE:

Basement: 2,903 sq. ft.

Main: 2,930 sq. ft.

Upper: 2,983 sq. ft.

TOTAL: 8,816 sq. ft.

Rooftop: 2,977 sq. ft.

POWER: 800 Amps

PARKING:

- » Loading zone along 14 St. SW (space for 3 vehicles)
- » Street and public parking in vicinity

SALE INFORMATION

2023 TAXES: \$58,277.48

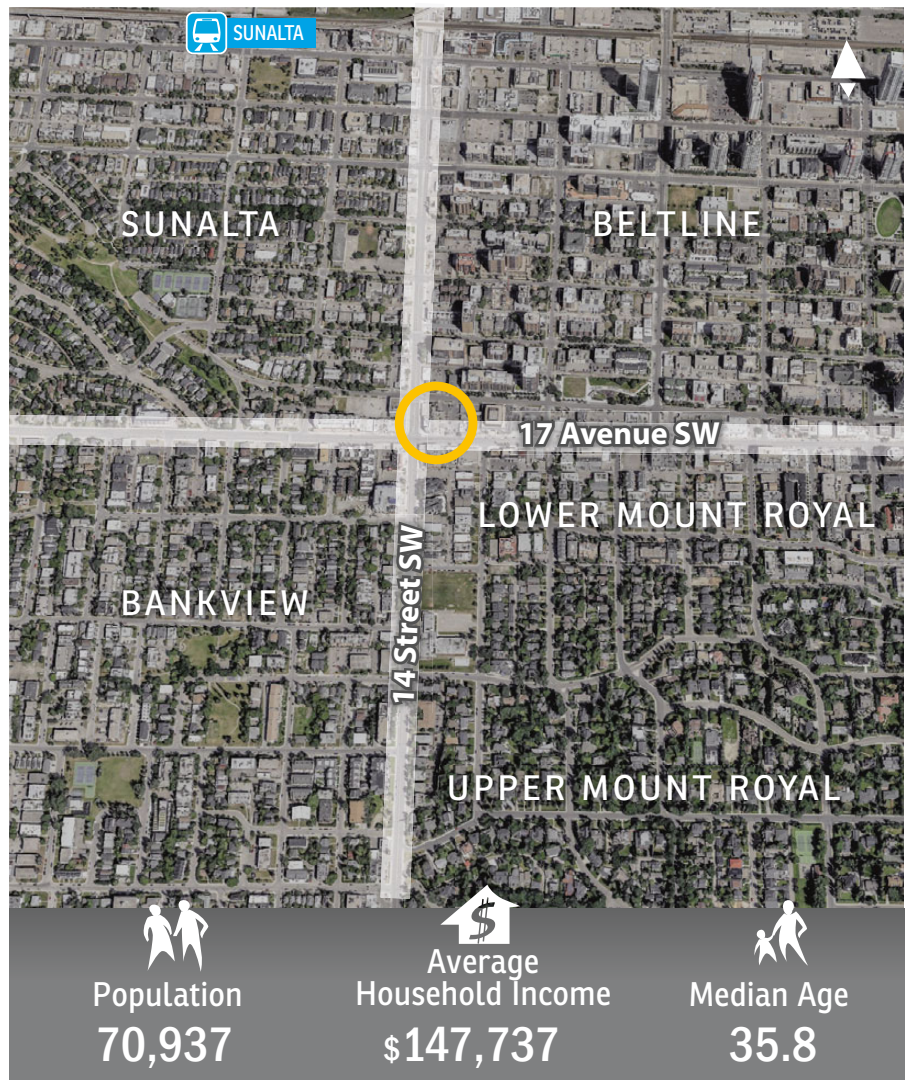
ASKING PRICE: \$2,650,000

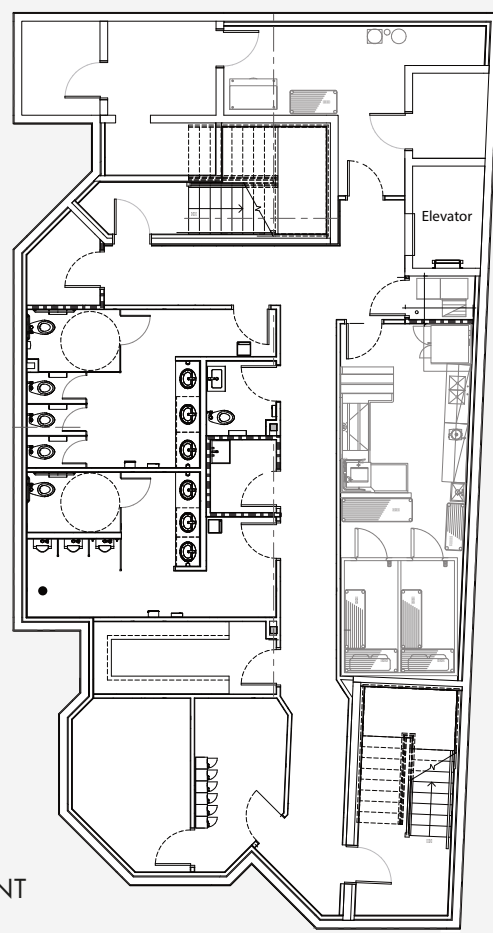
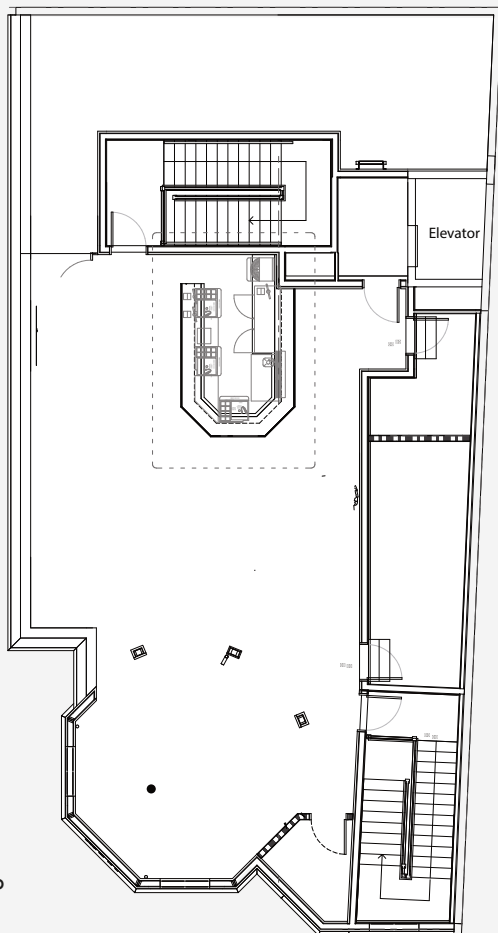
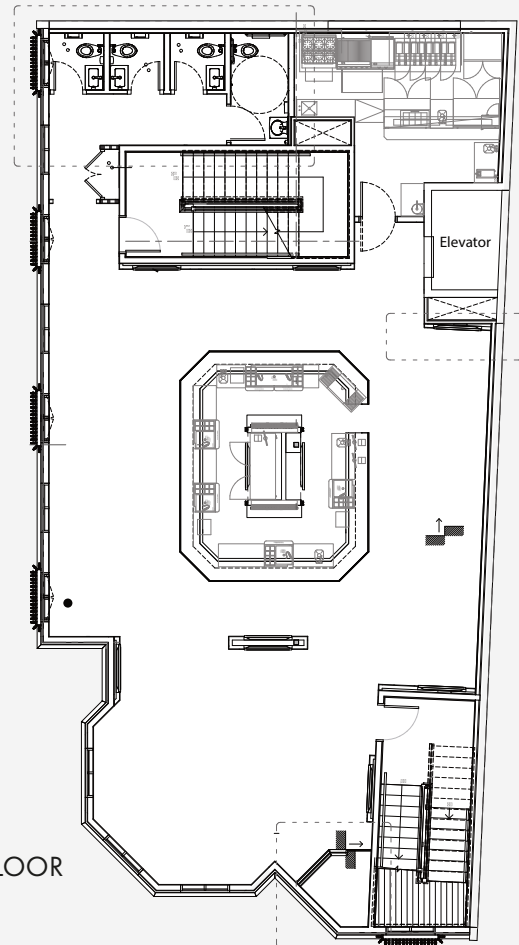
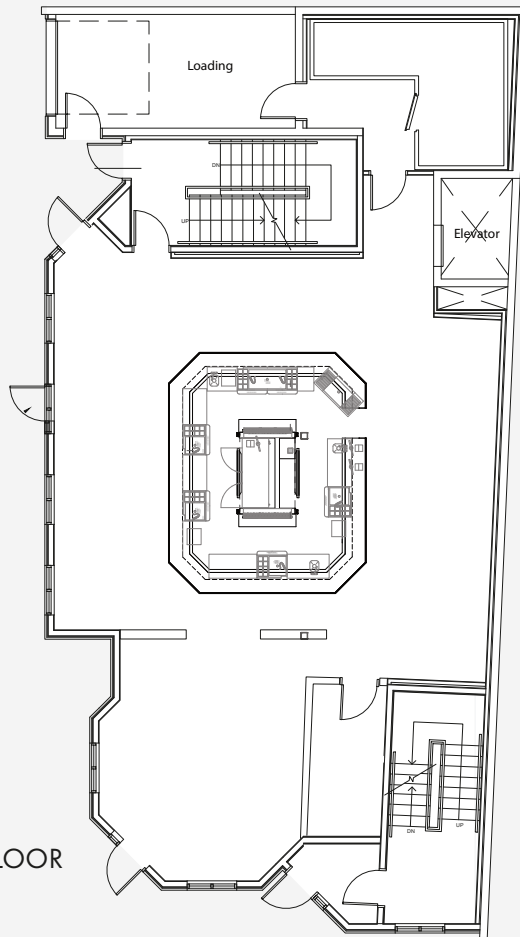
LEASE INFORMATION

OP. COSTS AND TAXES:

\$17.75 (based on main floor and 2nd floor GLA)

NET RENT: Market rate



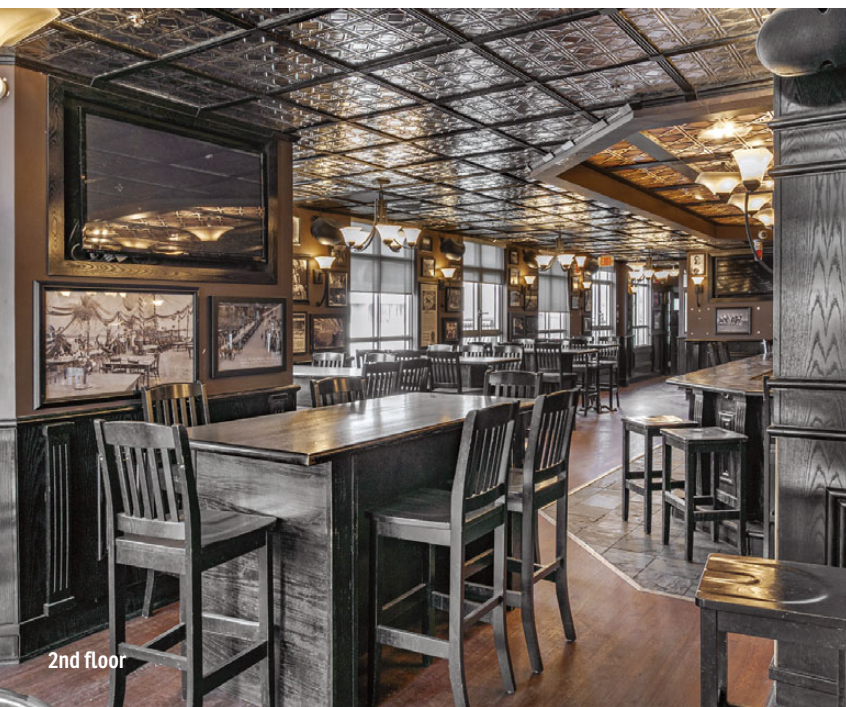




Main floor



2nd floor



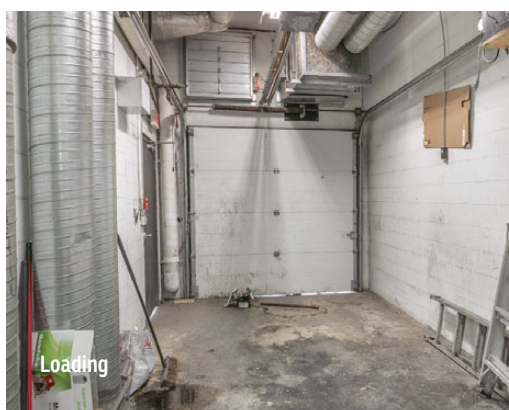
2nd floor



2nd floor



Rooftop



Loading



Kitchen

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