

4,094 sf For Lease

4979 17th Avenue
SE, Calgary,
Alberta



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For almost four decades, this establishment has stood as a renowned destination for liquor, beer, and wine in the Forest Lawn area. Now, following its renovation, this building will introduce a rejuvenated appearance to the thriving community.

Positioned at the core of International Avenue, amidst the ongoing revitalization efforts and the transformation of the Town & Country Inn to the East, this retail location boasts exceptional visibility and exposure, embodying the vibrant spirit of the surrounding area.



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1. H&R Block
 2. Western Union
 3. No Frills
 4. Giant Tiger
 5. Tim Hortons
 6. McDonald's
 7. CIBC Bank
 8. Pho Dau Bo
 9. Eat A Pita
 10. Burger King
 11. Dollarama
 12. Part Source
 13. Sobeys
 14. Dollar Tree
 15. Rona

1

3

6

7

8



11

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5

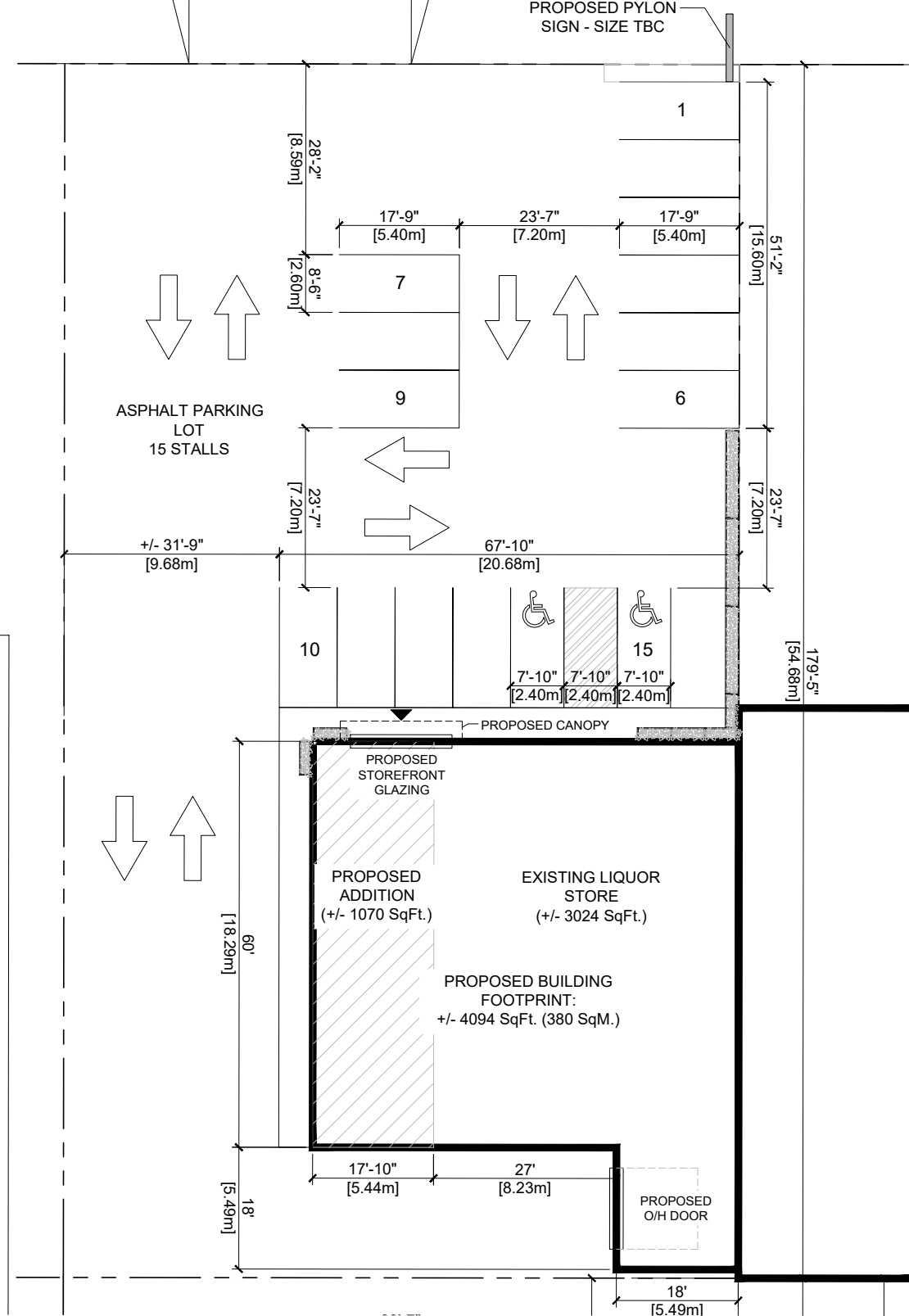
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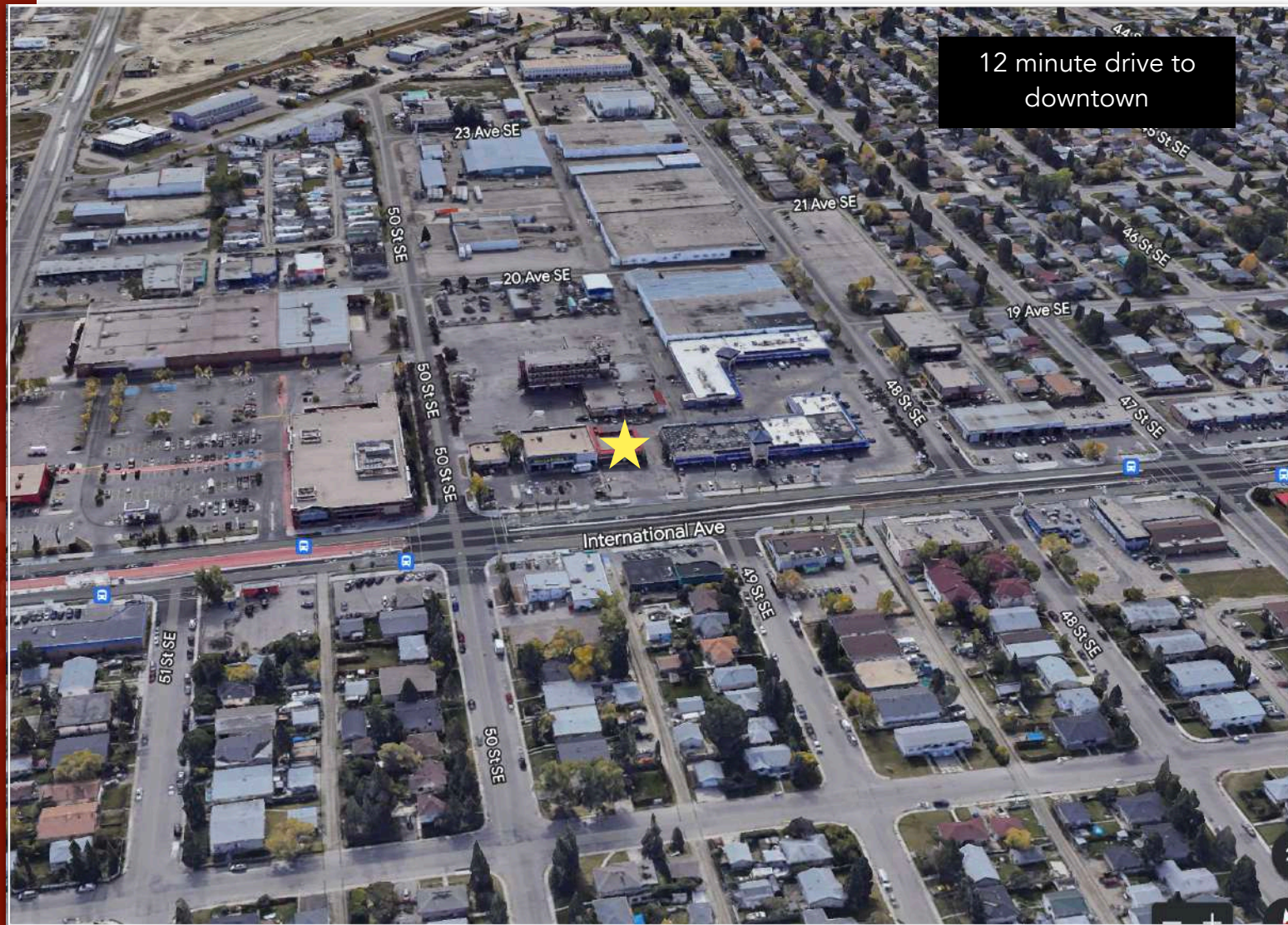
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Building Operating Expenses
2023 \$10.00 p.s.f



Leaseco



12 minute drive to downtown

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Demographic Snapshot	4979 17th Ave SE 5 km
Population	113,784
Households	42,788
Median Age	38 years
Average Vehicle - 17th Ave SE	23,000 VPD
Average Household Income	\$92,987