

FOR LEASE Prime Retail/Restaurant Opportunity



Former Economy Glass Building (17 Avenue & Centre Street)

101 & 109 - 17 Avenue SW, Calgary, Alberta

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Clearview Commercial Realty Inc.
1029 - 1st Avenue NE
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 **CLEARVIEW**
COMMERCIAL REALTY INC

Property Overview



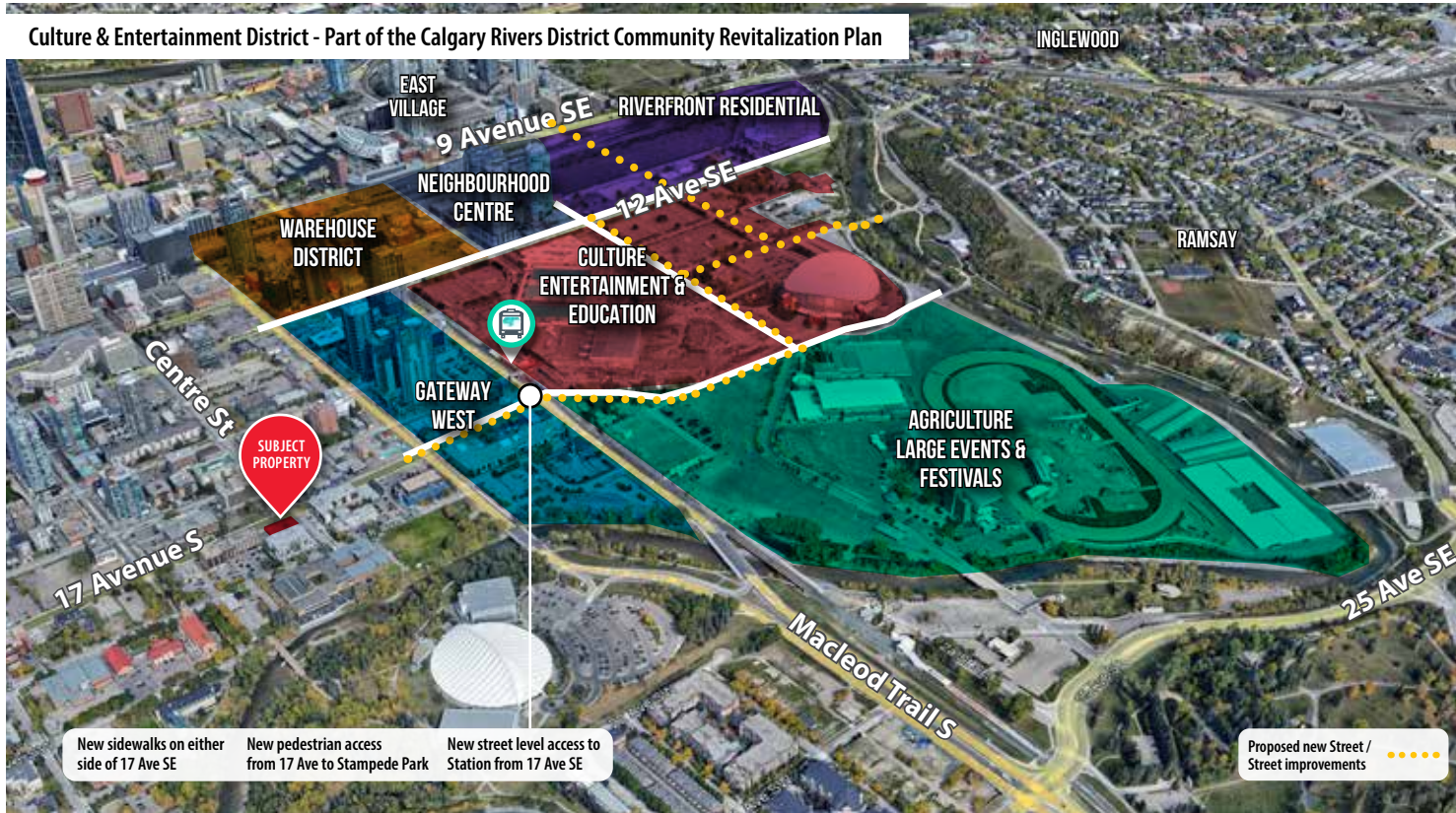
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| Address: | 101 & 109 - 17 Avenue SW Calgary, Alberta |
| Community: | 17 th Ave Entertainment District |
| Building Area: | Unit 1 - 5,428 sf Unit 2 - 2,882 sf C/L Unit 3 - 2,780 sf |
| Site Area: | 15,252 sf (0.35 acre) |
| Land Use: | Commercial - Corridor 2 (C-COR2) |
| Net Rent: | Market |
| Op. Costs: | \$10.50 psf (2023 est.) |
| Parking: | +/- 20 Stalls |
| Occupancy: | Available For Immediate Occupancy |



- * Multi-functional building with drive-in overhead/roll-up doors, existing office and retail showroom improvements, and a highly useable and easily accessible lower level space
- * Ideal opportunity for a variety of uses such as restaurant/eatery, brewery with potential 17th Avenue patio
- * Building offers tremendous street front prominence and signage exposure along the busy 17 Avenue corridor, only two blocks from Macleod Trail and the entrance to the Culture & Entertainment District and area revitalization zone



Area Revitalization



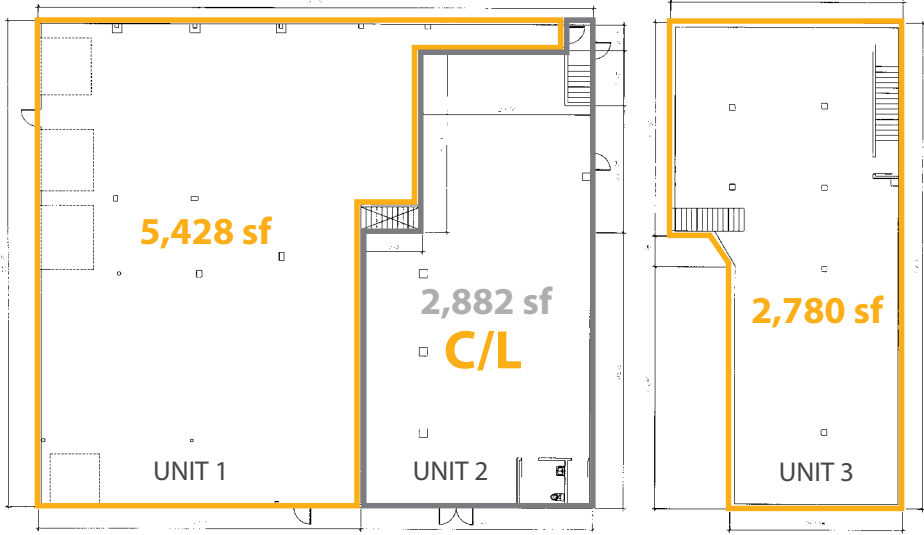
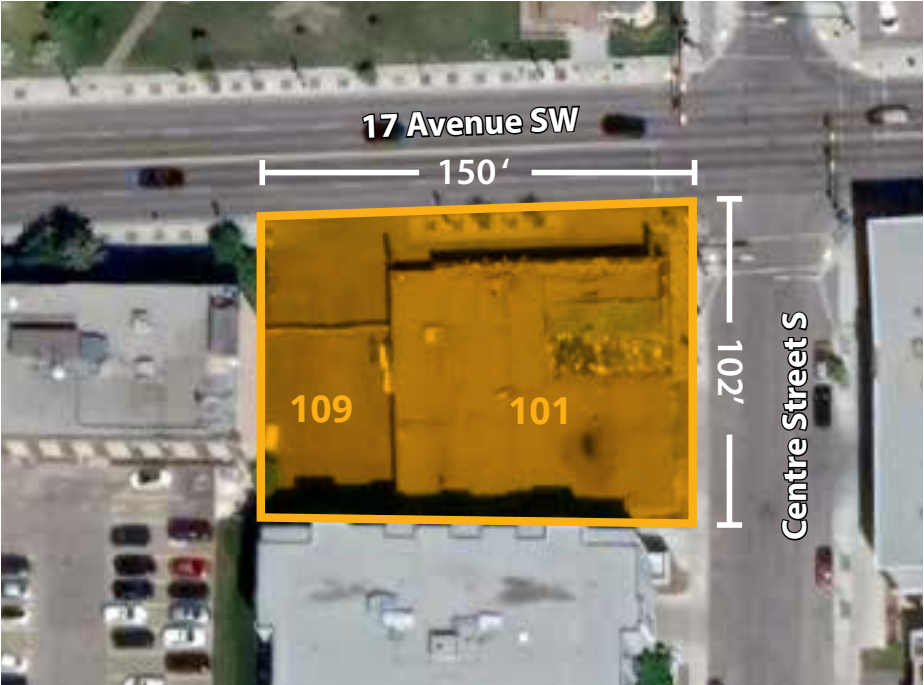
Data: CMLC (Calgary Municipal Land Corporation)

The CMLC project is currently underway to create a walkable and vibrant, high density, mixed use community as part of the Rivers District Master Plan. Stampede Trail will be transformed with upgrades and roadway enhancements between 12th and 17th Avenue, becoming the primary retail corridor for the Culture + Entertainment District. 17th Avenue SE is currently being extended across Macleod Trail and the LRT tracks into Stampede Park generating a thoroughfare for new pedestrian and vehicle access leading to further commercial development in the area, which along with the BMO Centre expansion (est. completion 2024) is recreating the landscape.

Integrating the historical buildings, Stampede Park and the Elbow River to establish an urban cultural and entertainment district, the Rivers District will be an active, walkable, accessible community with enhanced connections to the adjacent neighbourhoods.



Property Profile





Culture + Entertainment DISTRICT

SUBJECT PROPERTY

Centre Street

17 Avenue SE

Macleod Trail



BMO Centre
(Expansion project completion est. 2024)

Scotiabank Saddledome

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