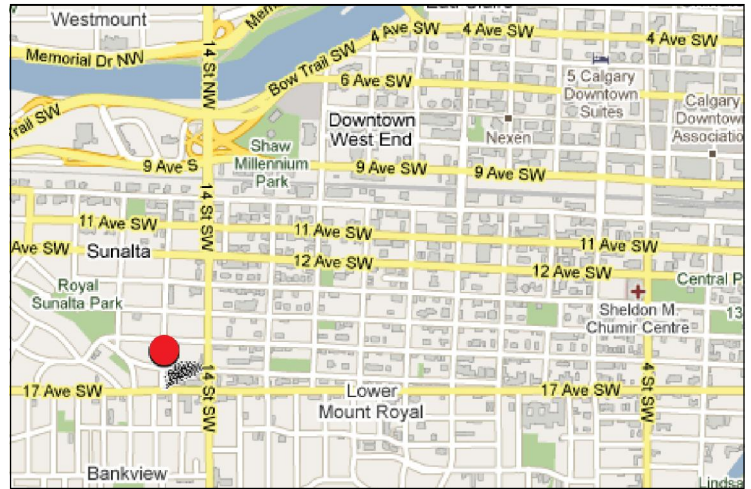
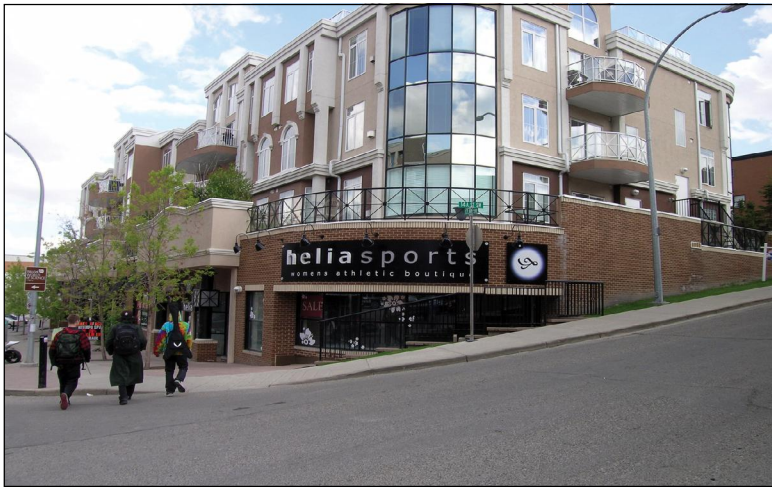


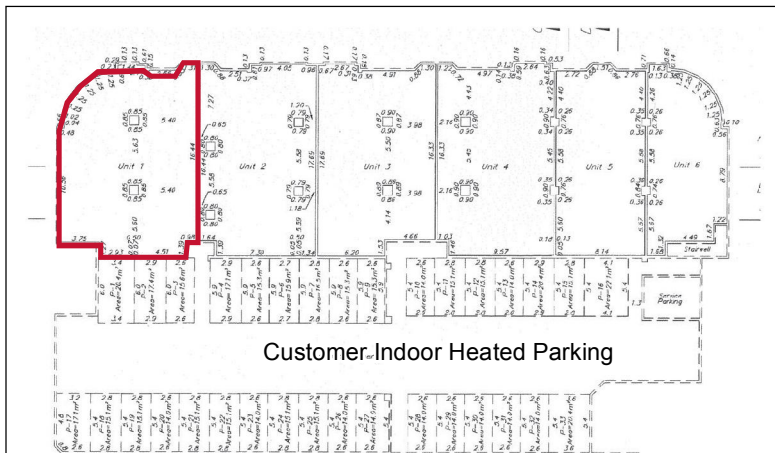
# FOR SALE OR LEASE

## Bella Vista

1499 - 17th Avenue SW  
Calgary, AB



### Floor Plan



### Property Description

- Leasable Area:** 2,444 sq. ft.
- Available:** Immediately
- Parking:** Street and indoor heated for customers
- Net Rate:** \$26.00 p.s.f.
- Op. Costs:** \$12.29 p.s.f. (does not incl. utilities)
- Sale Price:** \$1,000,000

### Highlights

- Located on busy 17th Avenue SW, one block west of 14th Street.
- Excellent exposure to east bound traffic.
- Indoor heated parking at grade level available for customers and tenants use.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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