



10,302 SQ. FT | LONG TERM TENANTS

1501 17 Avenue SW

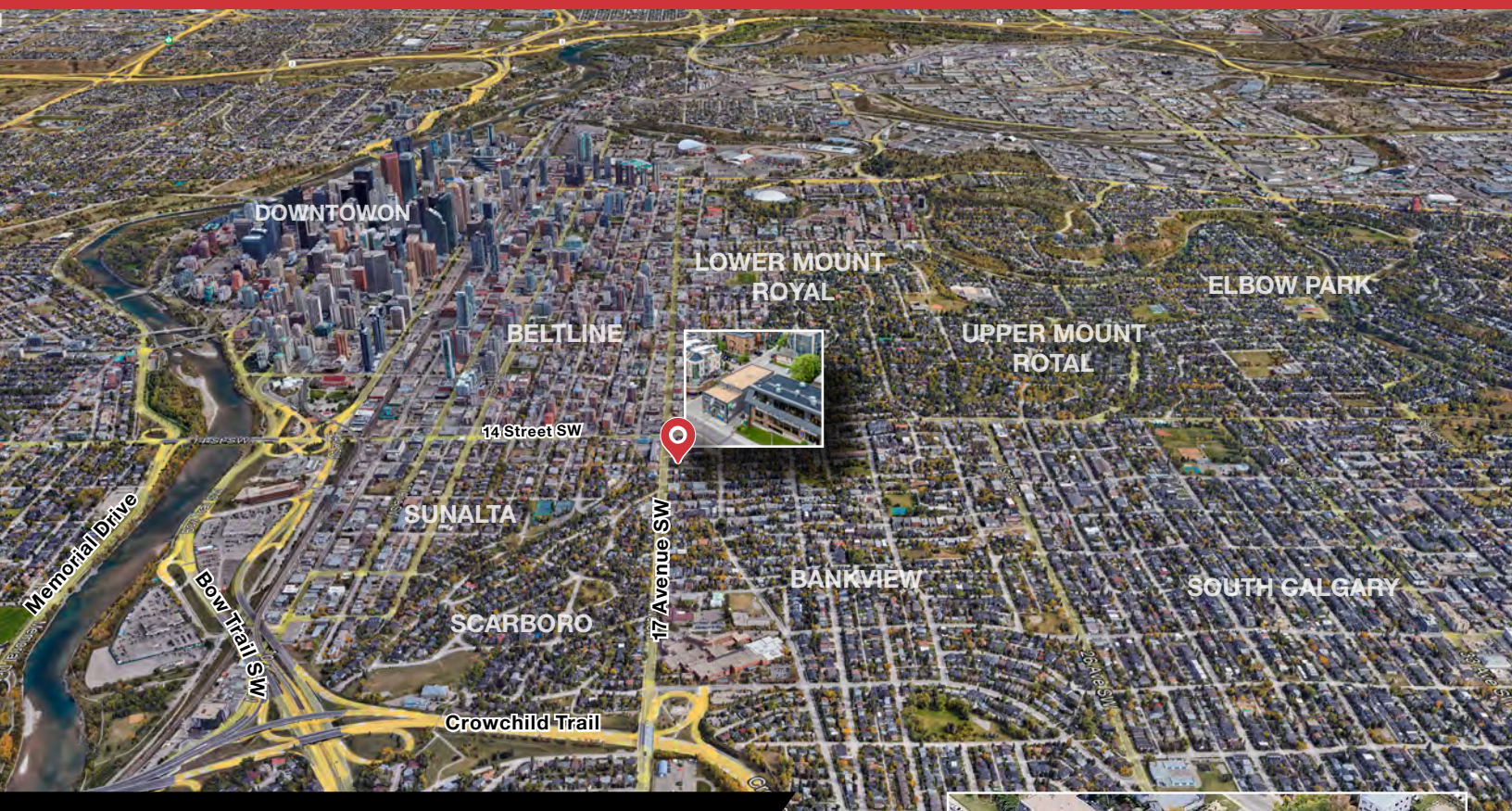
Calgary, AB

- Rare opportunity to purchase a retail building on 17 Avenue SW.
- 97% leased to long term Tenants.
- Excellent location surrounded by lots of amenities and restaurants.
- Easy access to Crowchild Trail, Macleod Trail, Bow Trail and Downtown.
- Leased to Heady Gallery Inc & Smoke Shop, Maison Blu Salon and Spa, Amped Advantage (Pilates), Smilin' Buddha Tattoo, Xquisite Hair Design, House of Sound Studio, JT Massage/Acupuncture, Core Connection Immigration Consultancy, and The Psychology & Coaching Practice.



✉ **Blair Best, Associate, Capital Markets**

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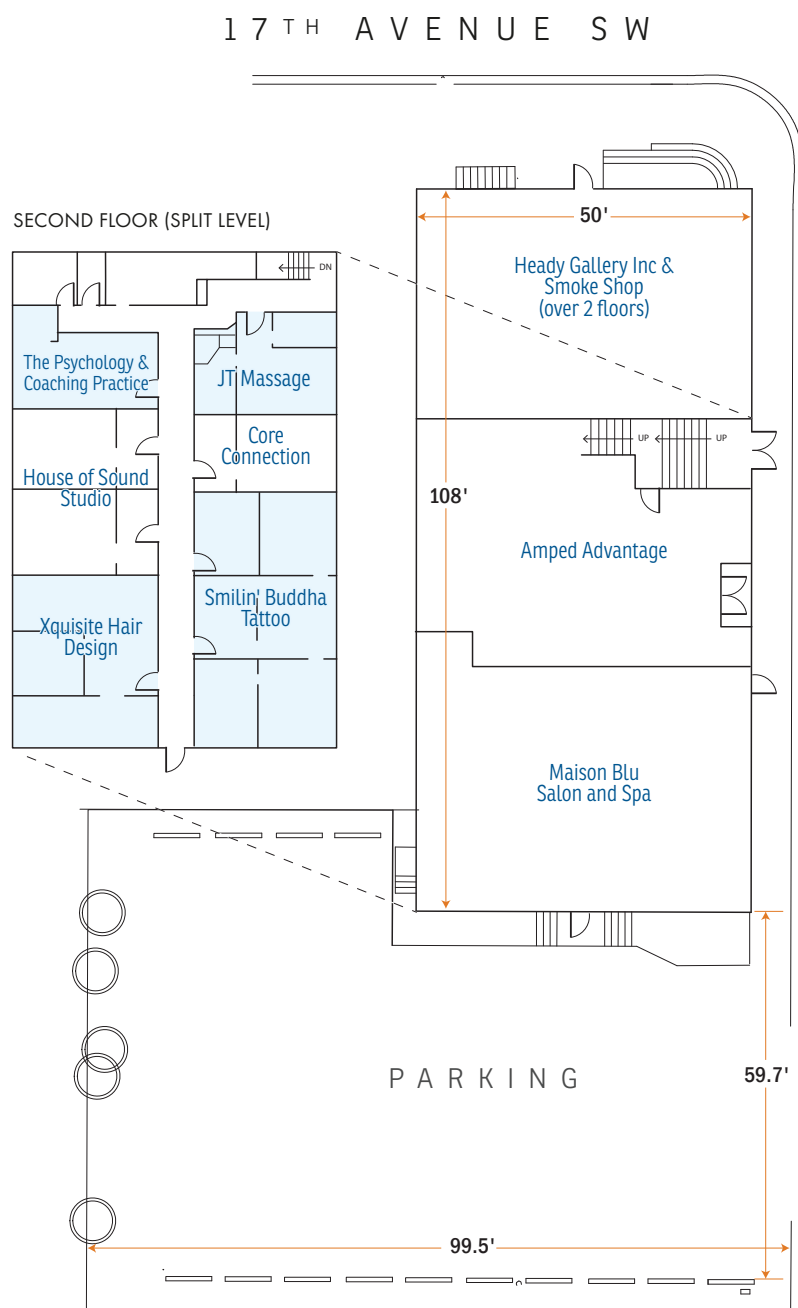
District:	Bankview
Legal :	Plan 14080; Lot 27 to 31 Inclusive
Zoning:	C-COR1 ft3.0h20
Building area:	10,302 ± Sq Ft
Lot Size:	12,466 SQ FT (~0.286 ACRES)
Max Building:	37,398 ± sq. ft.
Year Built:	1952
Parking:	14 surface stalls 7,450 sq. ft.
Taxes:	\$51,765.66 (2022)
Sale Price:	\$2,750,000.00



Demographics 3km radius

POPULATION	AVERAGE HOUSE INCOME	MEDIAN AGE	YEAR
126,593	\$159,885	36.4	2021
145,550 (18.3% INCREASE)	\$179,807	38.2	2026

FLOOR PLAN





MAISON BLU

Maison Blu Salon and Spa is everything that speaks beauty - under one house. Offering an array of services including full hair salon, makeup application and beauty academy, facial hair removal and brow/lash studio, manicure and pedicure, organic spray tanning, semi-permanent brow services and much more.





HEADY GALLERY INC & SMOKE SHOP

Canada's premier storefront for Heady Glass and smoking accessories.

JT MASSAGE/ACUPUNCTURE

JT Massage & Acupuncture is healthcare clinic found by Kelly Ng since 2019, they offer massage and acupuncture, comprised of a team of friendly, knowledgeable and professional registered massage therapists, acupuncturists, offering you good quality health care. Their treatment goal is to restore posture, regain body figure balance, restore wellbeing, customized treatment plan according to client's health history.



CORE CONNECTION IMMIGRATION CONSULTANCY

Core Connection Immigration Consultancy is a unparalleled legal advice that is tailored to all immigration needs. Legal expertise in the following fields: express entry programs, provincial nominee programs, immigration pilot programs, start a business in Canada, I.M.I.A. and job offers, work-permit, study permit and renewals, admissions and student visa, family sponsorship, inadmissibility, visa refusals, restoration of status, visitor visa, super visa, Canadian citizenship applications, refugee claims and hearing.



IMMIGRATION . EDUCATION . NATURALIZATION



SMILIN BUDDA TATTOO

Opened in 1978 by renowned tattoo artist Paul Jeffries, Smilin Budda Tattoo shop is Calgary's largest standing tattoo shop. With more than 40 years of tattooing under their belt, Paul and his team at Smilin Budda offering wealth of experience in the industry and often have people coming from out of province, or from generations of families just to be tattooed by Paul Jeffries himself.





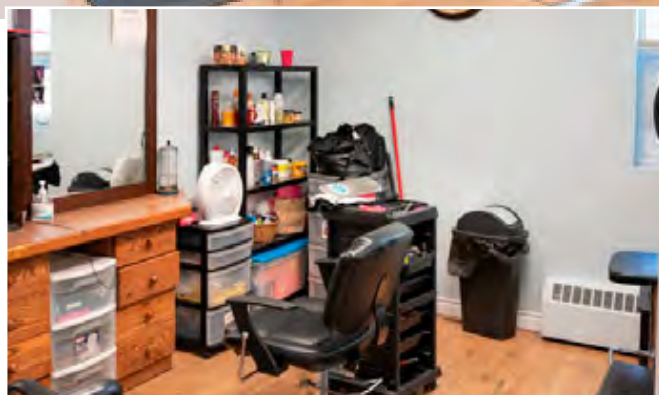
AMPED ADVANTAGE

Amped Advantage (Pilates) is a premium personal training using full-body electric muscle stimulation (EMS) strength training combined with cardio sessions.

THE PSYCHOLOGY & COACHING PRACTICE

Tammy Dalrymple-White, R. Psych, NCC, PCC, Registered Psychologist and Certified Professional Coach offers Individual & Couples Therapy, Personal & Professional Coaching, Sport Psychology & Performance Coaching, Hypnotherapy and more.





XQUISITE HAIR DESIGN

Xquisite Hair Design is a Black Canadian owned Hair salon based in Calgary. Owner Wesley Edwards-Challenger has been doing hair for 20 years.



HOUSE OF SOUND

House of Sound is a rehearsal studio in Calgary offering an impressive space with high quality equipment, casual atmosphere, and affordable rates.

Whether you are a beginner, intermediate or professional musician looking for a band or a band looking for a musician, they are here to help. Whatever style or whichever instruments you play, these are the experts.

