

## Leasing Opportunity

**940 17<sup>th</sup> Avenue SW** 940 17<sup>th</sup> Avenue South West, Calgary, AB



Operating Costs\* \$19.65

**Available** July/Aug 2026

## **Ideal Uses:**

Retail

## Notes:

- Comes with an extra 1,770 SF storage space at the lower level
- Has outdoor seating area at the front and around the corner
- Prime location along 17<sup>th</sup> Avenue offers great car and foot traffic exposure
- Has an exclusive pylon for added visibility









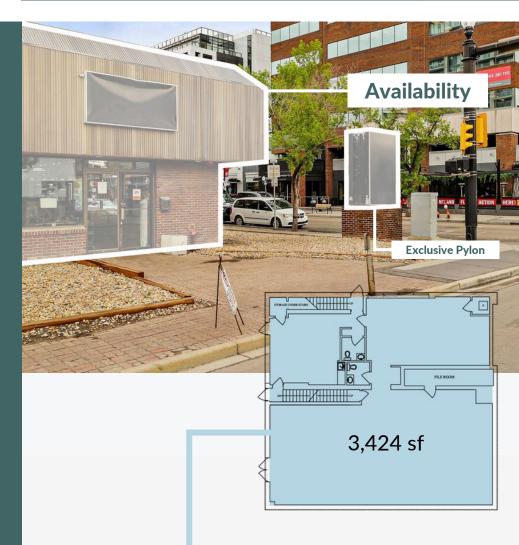




## **Brent Watson**

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\*2025 Estimated Rates





17TH AVENUE SW

PYLON



UPPER LEVEL





