



Leasing Opportunity

940 17th Avenue SW

940 17th Avenue South West, Calgary, AB

↕ 3,424 sf

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 17th Avenue offers great car and foot traffic exposure
- Has an exclusive pylon for added visibility

✓ 1-minute drive to Macleod Trail SE (210 m)

✓ 12-minute drive to Calgary Golf and Country Club (6.8 km)

✓ 15-minute drive to Downtown Calgary (9.2 km)

👤 Population (5km)
233,000

💰 Household Income (5km)
\$149,000

🏠 Households (5km)
112,000

Brent Watson
Leasing Manager
brent.watson@fcr.ca | 403-612-1654

*2025 Estimated Rates

