

# 930 17<sup>th</sup> Avenue

930, 17th Avenue SW, Calgary, AB







# Neighbourhood Features



1-MINUTE DRIVE TO MACLEOD TRAIL SE



6-MINUTE DRIVE TO CORE SHOPPING CENTRE



22-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT



Population (5km)  
**229,015**



Bike Score  
**96**



Household Income (5km)  
**\$149,695**



Walk Score  
**97**



Households (5km)  
**110,750**



Transit Score  
**73**



Traffic count  
**27,000**



Nearest Bus line  
1-minute walk to 8th St SW Bus Stop



Nearest Rail line  
14-minute walk to 8th Street SW Light Rail stop

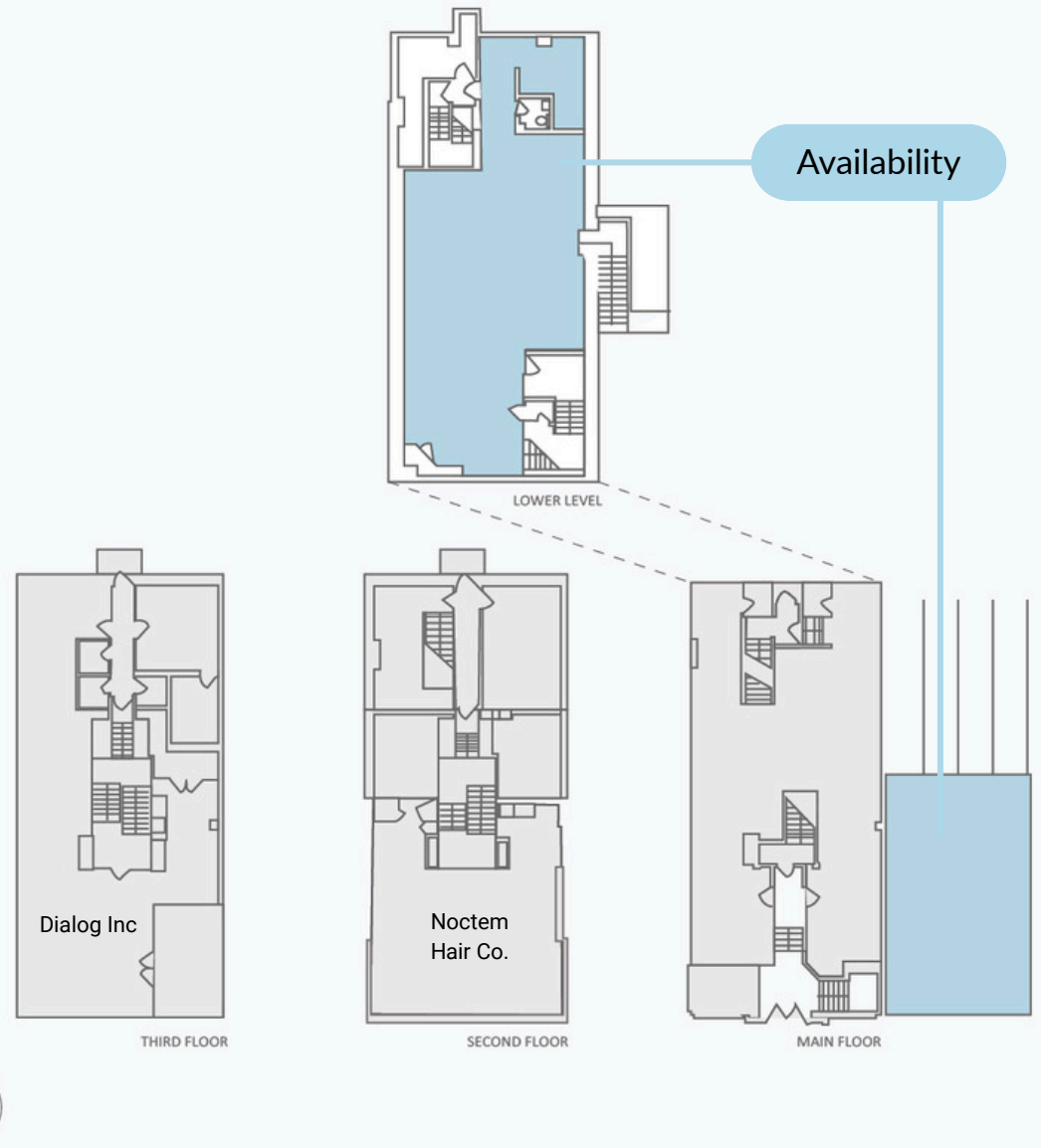


# Availability

<b>Size</b>	1,725 SF (Street Level) 2,175 SF (Lower Level)
<b>Available</b>	Immediately
<b>Ideal Use</b>	Retail

## Notes

- Ideal location close to the heart of Mount Royal Village
- Adjacent to a dynamic mix of retailers and tenants
- **Great signage possibility with direct 17<sup>th</sup> Avenue exposure**



\*Operating Costs: \$21.12 sf

\*2026 Estimates



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