certus open PROPERTY GROUP



1103 17 Avenue SW

Calgary, Alberta

Position your business at the heart of Calgary's iconic 17th Avenue

THE DETAILS

Area	1,562 sf
Rate	Market
CAM	$12.42 psf (2026)
TAX	$14.25 psf (2026) Utilties not included
Term	10 Years
Availability	Variable

SNAPSHOT

- Prominent location directly along 17 Avenue SW, one of Calgary's most established dining, shopping and entertainment corridors.
- Highly walkable inner-city location surrounded by the Beltline and Lower Mount Royal's dense residential population.
- On-site customer parking, a significant advantage for an inner-city 17 Avenue property.
- Excellent opportunity for restaurant, café, specialty retail and experiential concepts seeking a presence in one of Calgary's most recognizable urban districts.

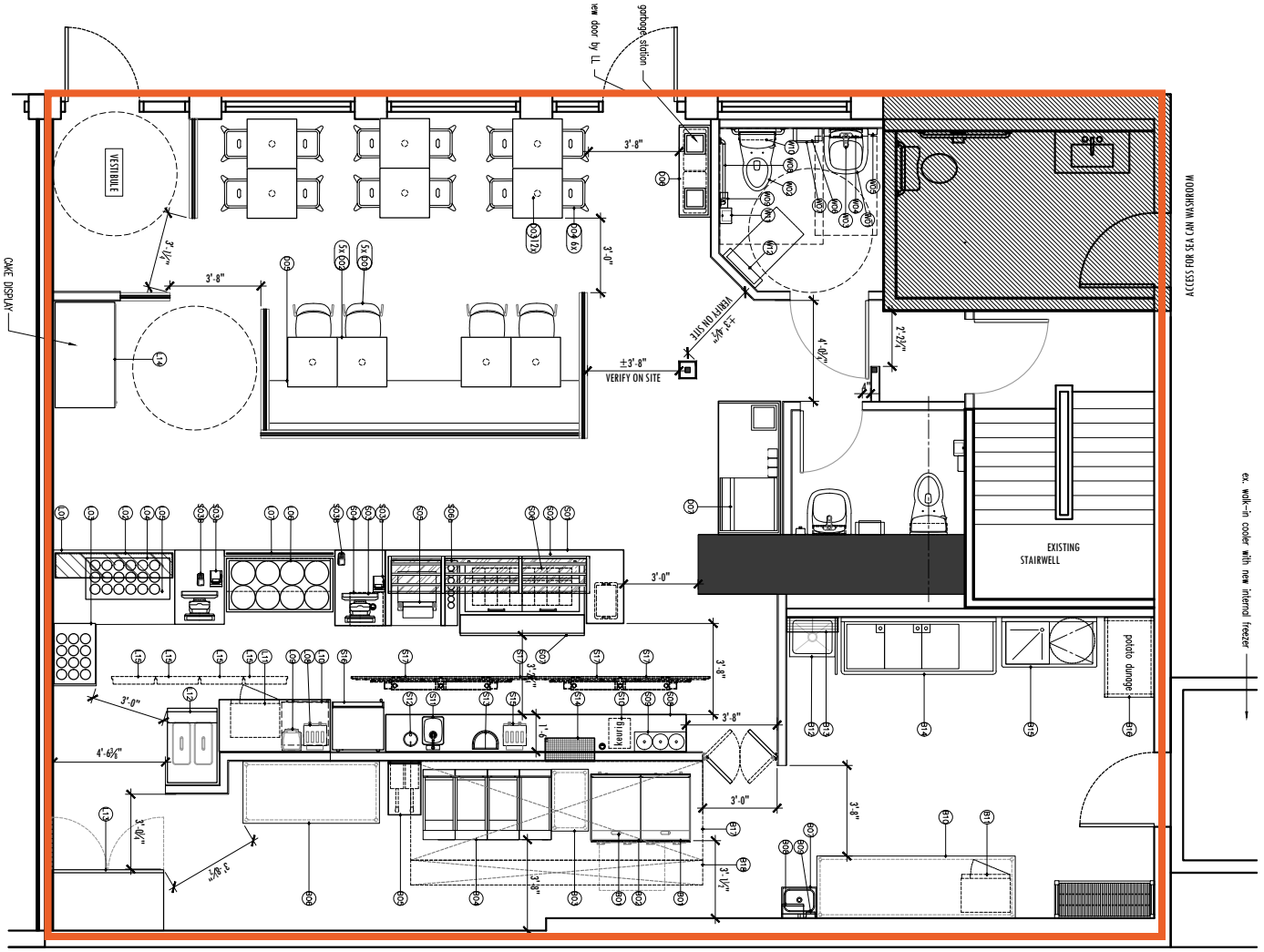






FLOOR PLAN

1,562 sf



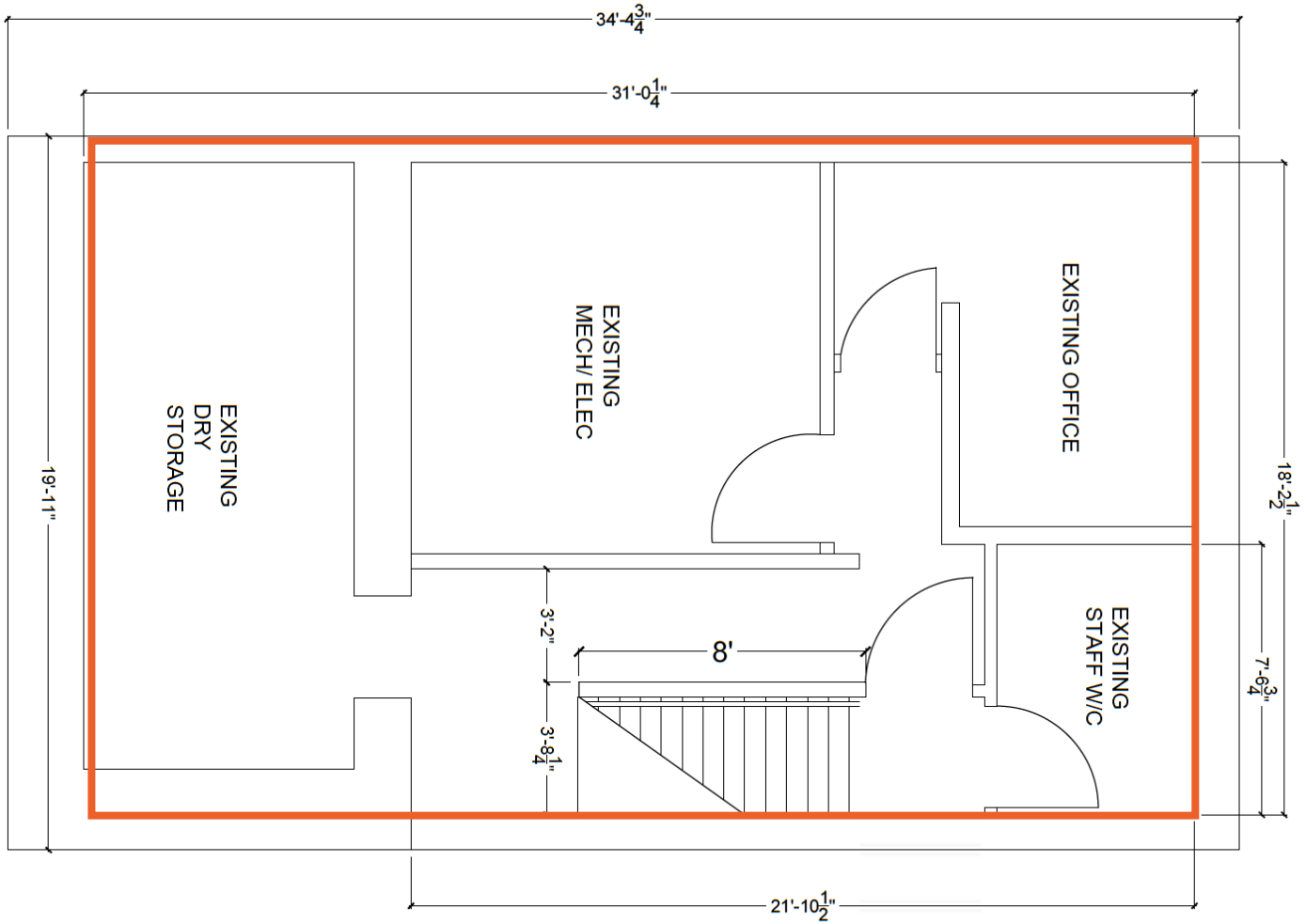
Leased

Available

Under Offer

FLOOR PLAN

Basement

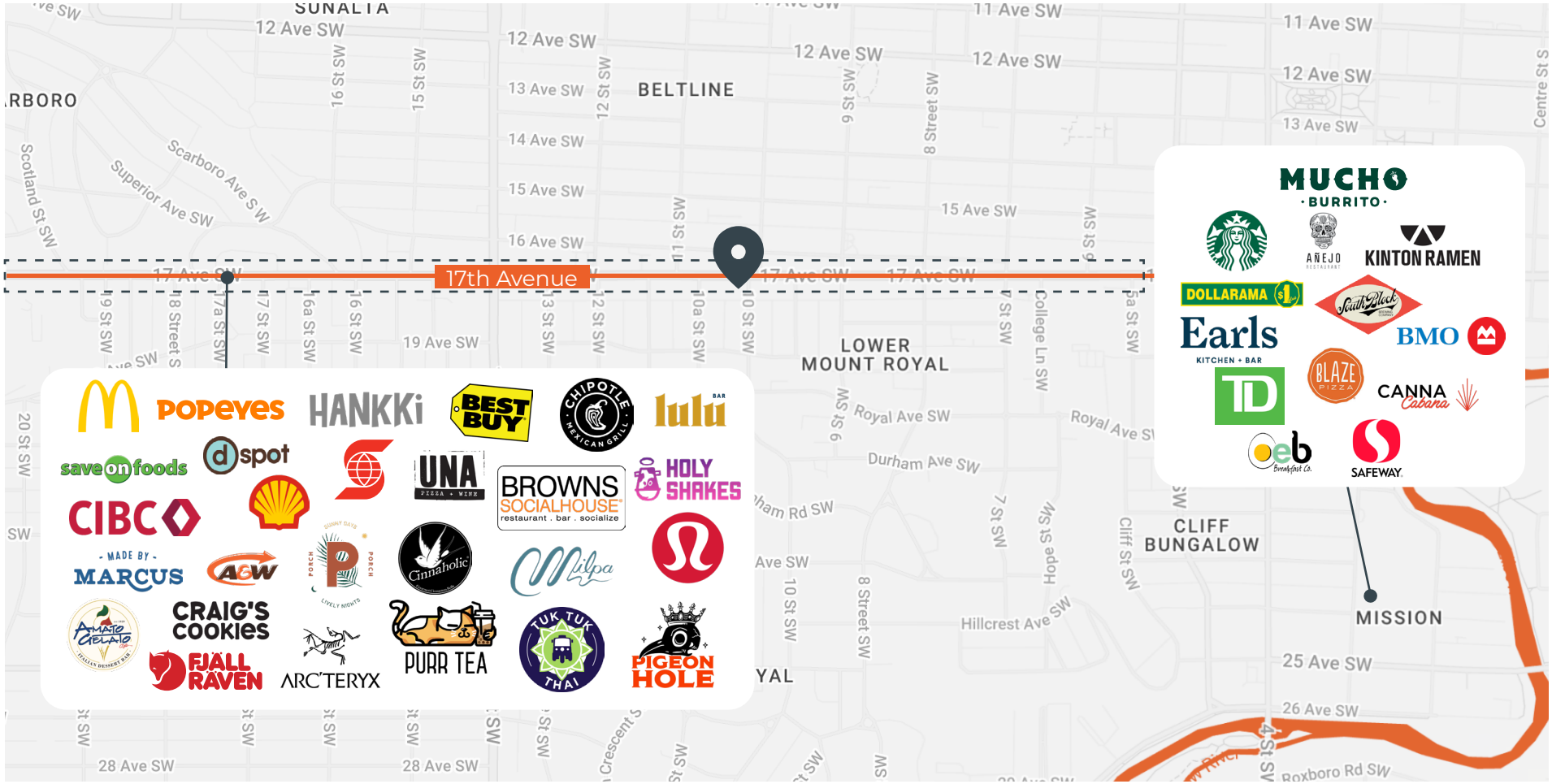


Leased

Available

Under Offer

PERKS

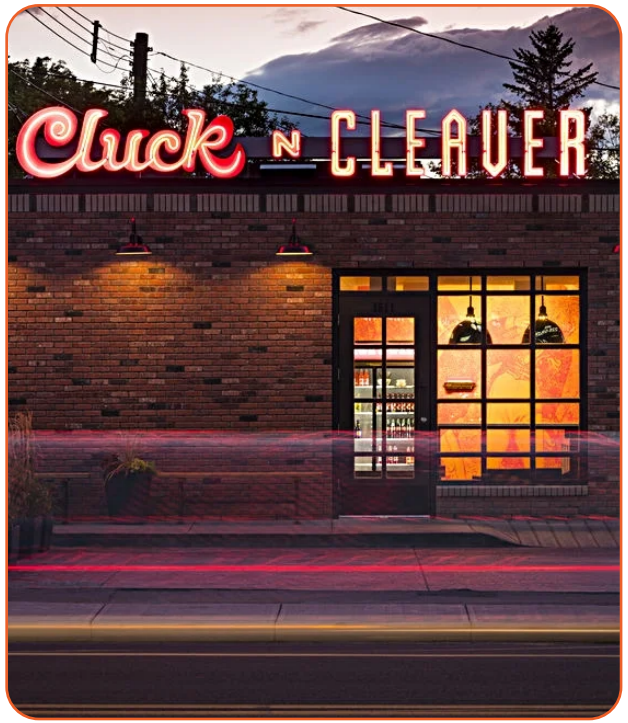


451,303	82,000+	$122,375	134,590
Daytime Population	Vehicles Per Day	Median Household $	Total Households

BUILT WITH PURPOSE







MORE THAN DEVELOPING SPACES FOR PEOPLE TO SHOP, WORK, AND LIVE.

Certus empowers forward-thinking companies and leaders to grow, create, and achieve their goals. Through a tenant-focused approach, Certus creates destinations that are welcoming, connected and built to support long-term success. By thoughtfully curating businesses and experiences, Certus strives to create vibrant places that serve their communities and provide an environment where tenants can grow and thrive.

www.certusdevelopments.com

certus

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OPEN TO WHAT'S NEXT.

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