

certus open
PROPERTY
GROUP

1103 17 Avenue SW

📍 Calgary, Alberta

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

THE DETAILS

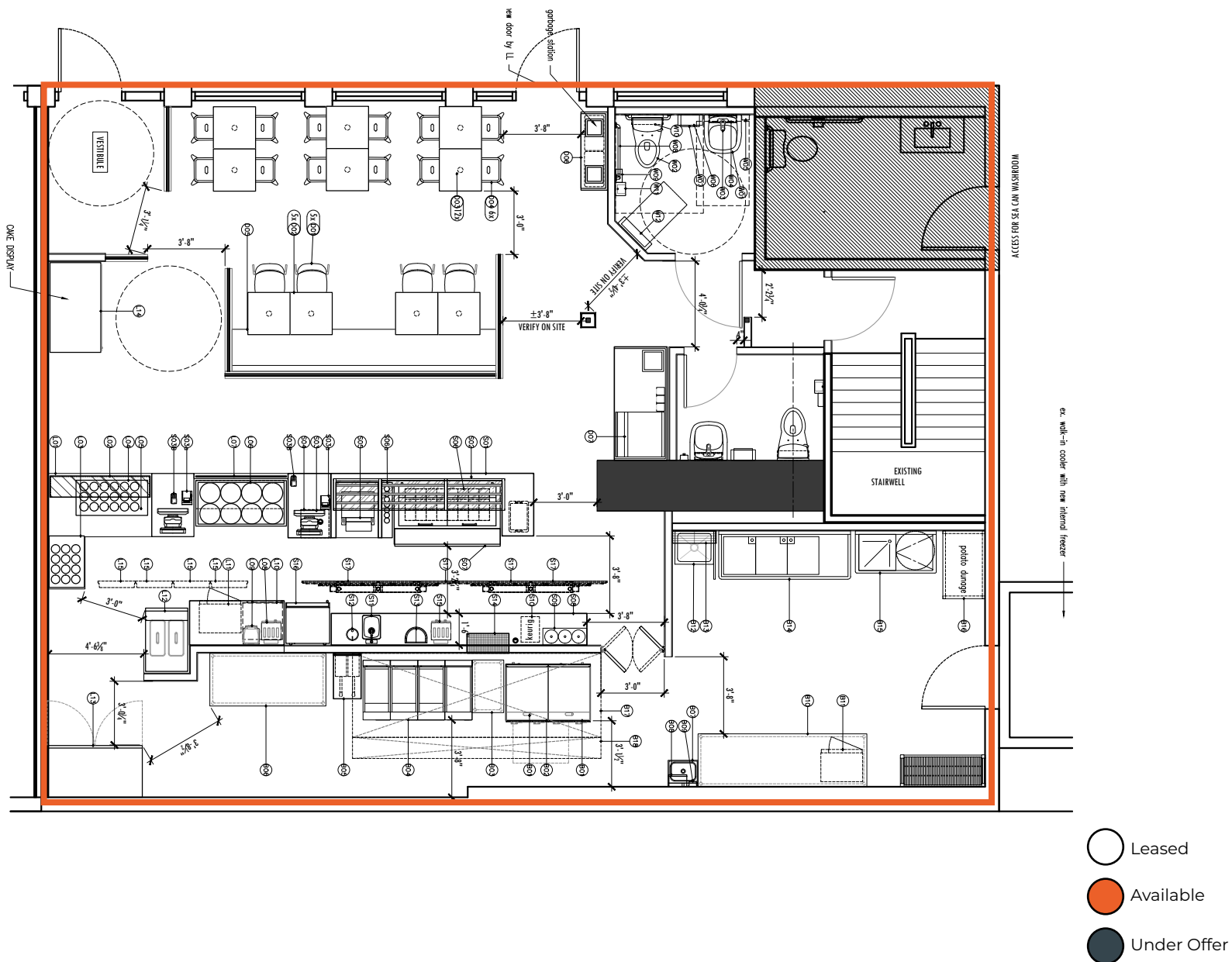
Area	1,562 sf
Rate	Market
Additional Rent	\$38.75 psf (2026)
Term	10 Years
Availability	Variable

SNAPSHOT

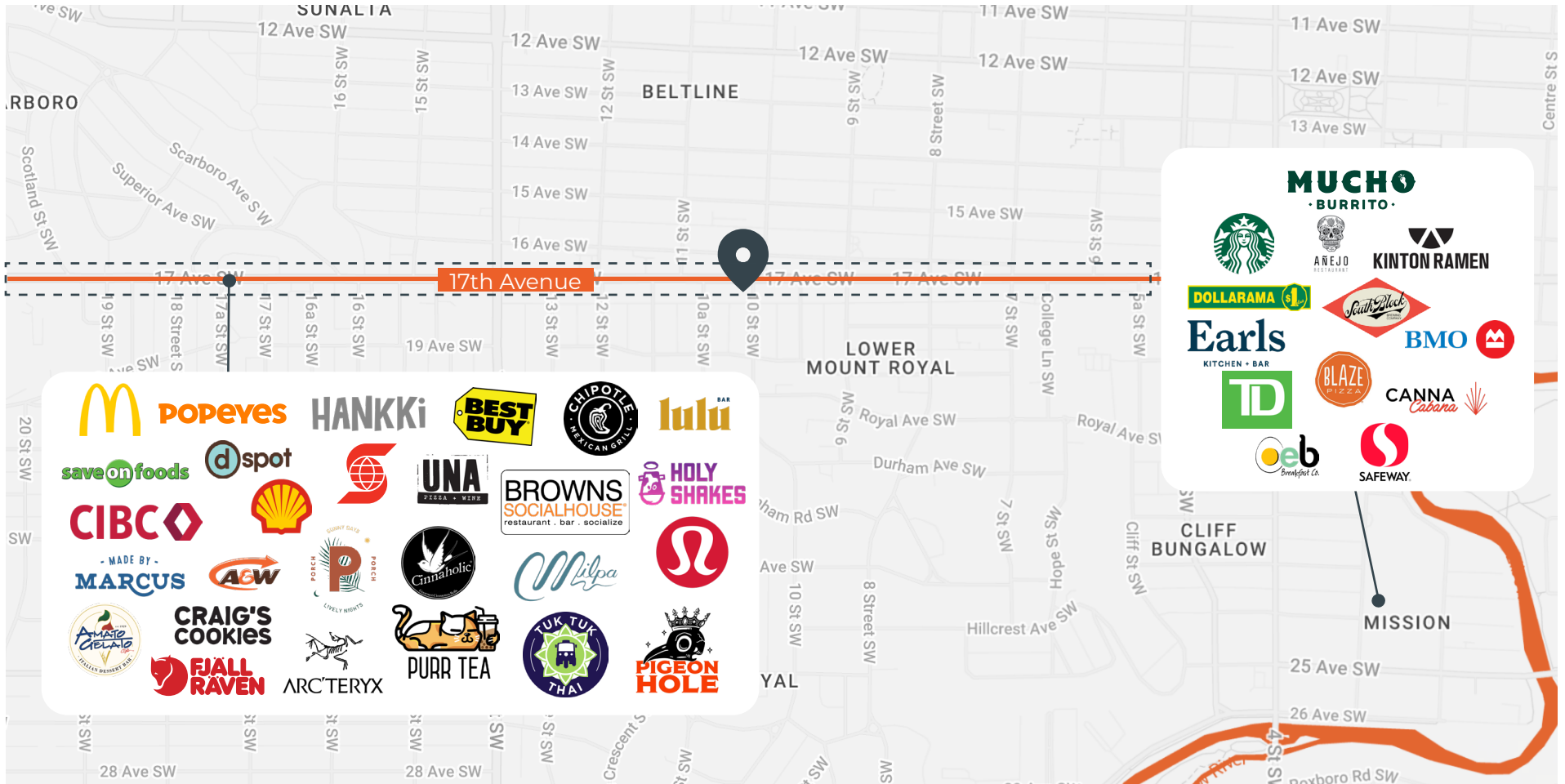
- Prominent location directly along 17 Avenue SW, one of Calgary's most established dining, shopping and entertainment corridors.
- Highly walkable inner-city location surrounded by the Beltline and Lower Mount Royal's dense residential population.
- On-site customer parking, a significant advantage 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.



1,562 sf



PERKS




451,303
 Daytime Population


82,000+
 Vehicles Per Day


\$122,375
 Median Household \$


134,590
 Total Households

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OPEN TO WHAT'S NEXT.

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